

**When recorded return to:**  
Ryan E. Quinn  
2315 East Fir Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1042  
Mar 20 2020  
Amount Paid \$5685.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041288

**CHICAGO TITLE**  
620041288

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Erik J. Isackson, an unmarried person and Joy Mitchell, an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ryan E. Quinn, an unmarried person and Kylie R. McCoy, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 13, "COLLEGE GLEN, " AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)



Tax Parcel Number(s): P78823 / 4228-000-013-0003

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)


Dated: March 13, 2020

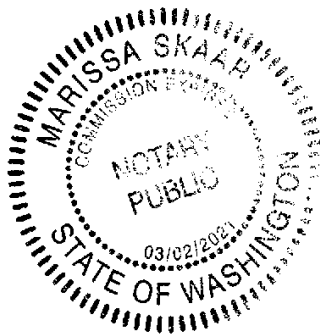
  
\_\_\_\_\_  
Erik J. Isackson  
  
\_\_\_\_\_  
Joy Mitchell

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Erik J. Isackson and Joy L. Mitchell are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/20/2020

  
\_\_\_\_\_  
Name: Marissa Skarr  
Notary Public in and for the State of WA  
Residing at: Armedwood  
My appointment expires: 3/2/2021



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on COLLEGE GLEN:  
Recording No: 818365
  
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: January 3, 1911  
Recording No: 82660  
Recording No. 82667
  
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
4. Assessments, if any, levied by City of Mount Vernon.
  
5. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 14, 2020  
between Ryan E. Quinn Kylie R. McCoy ("Buyer")  
Buyer Buyer  
and Erik Isackson Joy Mitchell ("Seller")  
Seller Seller  
concerning 2315 E Fir St Mount Vernon WA 98273 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.36, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator [Signature] 02/14/2020  
2020 5:11:22 PM PST  
Buyer Date

Authenticator Erik Isackson 02/14/2020  
2020 5:07:54 PM PST  
Seller Date

Authenticator Kylie McCoy 02/14/2020  
2020 5:11:16 PM PST  
Buyer Date

Authenticator Joy Mitchell 02/14/2020  
2020 5:14:13 PM PST  
Seller Date