

When recorded return to:

Tayna Renee Greene and Michael Doyle Greene
105 North 5th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1053

Mar 23 2020

Amount Paid \$5565.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041424

CHICAGO TITLE
620041424

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ethan Brown and Carrie Brown, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tayna Renee Greene and Michael Doyle Greene, wife and
husband

the following described real estate, situated in the County of Skagit, State of Washington:

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

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

LT 15 & PTN LT 16, BLK 20, VERNON HEIGHTS ADDN

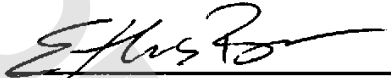
Tax Parcel Number(s): P109616 / 3763-020-016-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

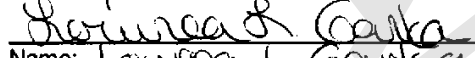
Dated: March 18, 2020



Ethan Brown

Carrie BrownState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ethan Brown and Carrie Brown 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: March 20, 2020

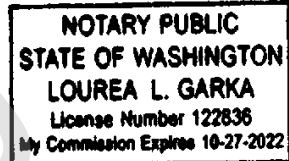
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arvin, WA
My appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P109616 / 3763-020-016-0100

Lot 15 and the South Half of Lot 16, Block 20, VERNON HEIGHTS ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 2 of Plats, page 108, records of Skagit County, Washington.

TOGETHER WITH the South 2 feet of the North Half of Lot 16, Block 20, VERNON HEIGHTS ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 2 of Plats, page 108, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Vernon Heights Addition to Mount Vernon:

Recording No: 1836

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
 Purpose: Sanitary sewer
 Recording Date: January 8, 1920
 Recording No.: 138249
 Affects: Portion of Lot 15

3. Reservations and recitals contained in the Deed as set forth below:

Grantor: G.B. Grace and Helen H. Grace, husband and wife
 Grantee: Davis Memorial Baptist Church a corporation
 Dated: January 10, 1920
 Recording Date: January 19, 1920
 Recording No.: 138595

Said document provides for, among other things, the following:
 Reservation and express stipulation that such tract of land shall be used solely for residence purposes and that no church or other similar building shall be erected upon any part thereof.

4. Ordinance No. 2566 including the terms, covenants and provisions thereof

Recording Date: November 2, 1993
 Recording No.: 9311020101

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, 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

EXHIBIT "B"**Exceptions
(continued)**

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Mount Vernon.