

**When recorded return to:**  
Jordan Lee and Sydney Lee  
1610 Spruce Court  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2109

Jun 15 2020

Amount Paid \$6397.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620042735

**CHICAGO TITLE**  
**620042735**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nicholas J. Zachmeyer and Kiela M. Zachmeyer who acquired title as Kiela M. Vopnford, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jordan Lee and Sydney Lee, a married couple

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

Lot 12, VIEW CREST NO 2, according to the plat thereof, recorded in Volume 14 of Plats, page 193 and 194, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

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



Tax Parcel Number(s): P100447/ 4573-000-012-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 8, 2020

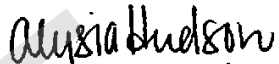
  
\_\_\_\_\_  
Nicholas J. Zachmeyer  
  
\_\_\_\_\_  
Kiela M. Zachmeyer

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Nicholas J. Zachmeyer and Kiela M. Zachmeyer 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: June 12, 2020

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires 03.01.2024

**EXHIBIT "A"**  
Exceptions

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	December 3, 1990
Recording No.:	9012030081
  
2. 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 the Plat of View Crest No. 2:  
  
Recording No: 9108120008
  
3. Reservations and recitals contained in the Deed as set forth below:  

Recording Date:	September 21, 1900
Recording No.:	Volume 41, page 285
Regarding:	Reserving coal and mineral rights

  
No determination has been made as to the current ownership or other matters affecting said reservations.
  
4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: August 12, 1991  
Recording No.: 9108120009  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: May 1, 1992  
Recording No.: 9205010110
  
5. Exceptions and reservations as contained in instrument;

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: July 29, 1991  
Recording No.: 9107290003

6. 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 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."

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