

When recorded return to:
Brian Hartwiger and Chantelle Beare
807 North 30th Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043289

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2742

Jul 22 2020

Amount Paid \$5857.00

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE
620043289
STATUTORY WARRANTY DEED

THE GRANTOR(S) Alex Meryweather and Rose Meryweather, 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 Brian Hartwiger and Chantelle Beare, husband and wife

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

Lot 6, Thunderbird West, as per plat recorded in Volume 12 of Plats, pages 29 and 30, records of Skagit County, Washington.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P80920 / 4383-000-006-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 20, 2020

Alex Meryweather
Alex Meryweather
Rose Meryweather
Rose Meryweather

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Alex Meryweather and Rose Meryweather 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: July 22, 2020
Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arundel
My appointment expires: 03.01.2024

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

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 PLAT OF THUNDERBIRD WEST:

Recording No: 888020

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

Granted to: James W. Curtis
 Purpose: Ingress and egress
 Recording Date: November 7, 1911
 Recording No.: 87454
 Affects: The East half of the Northeast quarter of the Northwest quarter

3. Standard participation contract certificate of payment and release for sewer connection charge, and the terms and conditions therein;

Executed by: City of Mount Vernon and Brachvogel Construction
 Recording Date: June 10, 1980
 Recording No.: 8006100007

4. 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."

EXHIBIT "A"
Exceptions
(continued)

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