

When recorded return to:  
Jacob R. Bickley and Sarah L. Bickley  
1103 South 20th Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2870

Jul 31 2020

Amount Paid \$5313.80

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.: 620043387

**CHICAGO TITLE**

0200 4338 7

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James C. Huck, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jacob R. Bickley and Sarah L. Bickley, a married couple

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

Lot 21, Block 3, ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON,  
according to the plat thereof recorded in Volume 7 of Plats, page 24, 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): P54770/3766-003-021-0007

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 23, 2020

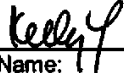
  
\_\_\_\_\_  
James C. Huck

  
\_\_\_\_\_  
Catherine Lee Sullivan

State of ~~WASHINGTON~~ Hawaii KT  
County of ~~SKAGIT~~ Hawaii KT

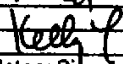
I certify that I know or have satisfactory evidence that James C. Huck and Catherine Lee Sullivan are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

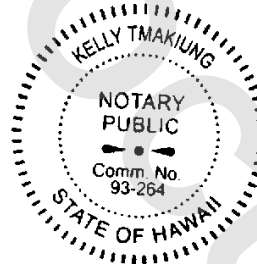
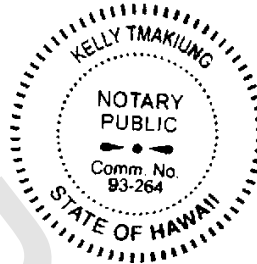
Dated: 7-25-2020

  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**KELLY TMAKIUNG**  
Notary Public, State of Hawaii  
Third Judicial Circuit

My Commission Expires: May 16, 2021

<b>NOTARY CERTIFICATION</b>	
Doc Date: <u>7-23-2020</u>	#Pages: <u>3</u>
Kelly Tmakiung, Notary Public, Third Judicial Circuit	
Doc. Description: <u>Statutory Warranty Deed</u>	
 Notary Signature	<u>7/25/2020</u> Date



**EXHIBIT "A"**  
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 Albert Balch's Wedgwood, an Addition to Mount Vernon:  
  
Recording No: 507780
2. Easement, including the terms and conditions thereof, granted by instrument(s):  
  
Recording Date: January 25, 1955  
Recording No.: 512247  
In favor of: City of Mount Vernon  
For: Sewer
3. 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: February 3, 1955  
Recording No.: 512718
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: November 8, 1974  
Recording No.: 809833  
Affects: Exterior 7 feet facing street or lots
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.

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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 28, 2020  
between Jacob R. Bickley Sarah L. Bickley ("Buyer")  
Buyer Buyer  
and James C. Huck ("Seller")  
Seller  
concerning 1103 S 20th Street Mount Vernon WA 98274 (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 14.38, 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.

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.

\_\_\_\_\_  
Authentiscor  
Jacob R. Bickley 06/28/2020  
Buyer 3:08:41 PM PDT Date

\_\_\_\_\_  
Authentiscor  
[Signature] 7/28/2020  
Seller 3:04:52 PM PDT Date

\_\_\_\_\_  
Authentiscor  
Sarah L. Bickley 06/28/2020  
Buyer 3:23:00 PM PDT Date

\_\_\_\_\_  
Seller Date