

**When recorded return to:**  
Kylee Dianne Johanson  
14318 164th St NE  
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3106

Aug 14 2020

Amount Paid \$4405.00

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.: 620042186

**CHICAGO TITLE**  
620042186

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Drew Ray, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kylee Dianne Johanson, an unmarried person

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

Lots 13 and 14, Block 10, PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON,  
according to the plat thereof recorded in Volume 2 of Plats, page 110, records of Skagit County,  
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54332 / 3758-010-014-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 12, 2020

x *Drew Ray*  
Drew Ray

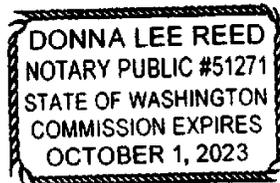
x *Brenda Litke*  
Brenda Litke

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Drew Ray and Brenda Litke 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: 8/13/2020

*Donna Lee Reed*  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Maspeville, wa.  
My appointment expires: 10/1/2023



**EXHIBIT "A"**  
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 23, 2016  
Recording No.: 201612230093  
Matters shown: building and fences

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Mount Vernon.
4. 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 July 5, 2020

between Kylee Dianne Johanson ("Buyer")  
Buyer Buyer  
and Drew Ray ("Seller")  
Seller Seller  
concerning 1319 Virginia 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 14.38, 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.

Authenticator  
Kylee D Johanson 07/05/2020  
Buyer 11:28:41 AM PDT Date

Authenticator  
Drew Ray 07/05/2020  
Seller 6:21:32 PM PDT Date

Buyer \_\_\_\_\_ Date \_\_\_\_\_

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