

When recorded return to:
Mary Katherine Schneider and Corbin Michael
Edron Schneider
2502 Northwoods Loop Road
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.: 620043089

CHICAGO TITLE
620043089

STATUTORY WARRANTY DEED

THE GRANTOR(S) David M. Slater and Jeffrey R. Chastain, 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 Mary Katherine Schneider and Corbin Michael Edron
Schneider, a married couple

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

LOT 25, PLAT OF NORTH WOODS, ACCORDING TO THE PLAT THEREOF RECORDED
FEBRUARY 13, 2003 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200302130139,
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): P120044 / 4810-000-025-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3138

Aug 14 2020


Amount Paid \$6933.00

Skagit County Treasurer

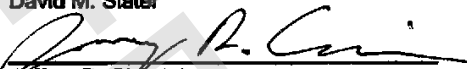
By Heather Beauvais, Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 7, 2020



David M. Slater



Jeffrey R. Chastain

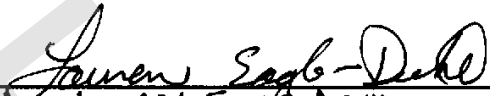
State of NEVADA

County of CLARK

I certify that I know or have satisfactory evidence that
DAVID M. SLATER AND JEFFREY R. CHASTAIN
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: AUGUST 12, 2020





Name: LAUREN EAGLE-DEHL
Notary Public in and for the State of NEVADA
Residing at: 355 W. MESQUITE BLVD, STE C-80
My appointment expires: JAN. 06, 2024

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 8, 2001
Auditor's No(s): 200111060118, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: This and other property

2. 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 North Woods:

Recording No: 200302130139

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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,

Recorded: February 13, 2003
Auditor's No(s): 200302130140, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 11, 2013
Recording No.: 201303110164

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

EXHIBIT "A"

Exceptions (continued)

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."

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