

When recorded return to:
Dale Boswell and Cydnie Cruea
916 Garfield Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3543

Sep 08 2020

Amount Paid \$5733.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

770 NE Midway Blvd., PO Box 1050
Oak Harbor, WA 98277

CHICAGO TITLE
620043818

Escrow No.: 245428936 CTC✓

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randy Haskins, an unmarried man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Dale Boswell and Cydnie Cruea, a married couple

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

Lot 6, City of Mount Vernon Binding Site Plan No. MV2-93 B.S.P, entitled WESTFIELD PLACE, approved December 14, 1993, and recorded December 15, 1993, in Volume 11 of Short Plats, page 32 and 33, under Auditor's File No. 9312150018, records of Skagit County, Washington; being a portion of Government Lot 13, of Section 19, Township 34 North, Range 4 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): 340419-0-069-1009, P104167

STATUTORY WARRANTY DEED
(continued)

Dated: September 3, 2020



Randy HaskinsState of Washington
County of Island

I certify that I know or have satisfactory evidence that Randy Haskins is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.


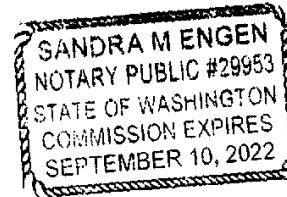
Dated: 9.3.2020
Name: Sandra M. Engen
Notary Public in and for the State of WA
Residing at: Oak Harbor, WA
My appointment expires: 9.10.22

EXHIBIT A**Exceptions**

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: August 31, 1993
Recording No.: 9308310085

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 CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV2-93, B.S.P.:

Recording No: 9312150018

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: December 15, 1993
Recording No.: 9312150021

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.