

When recorded return to:

Laura C. Kuhn and Gregory F. Kuhn
2520 Alison Avenue
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3668

Sep 15 2020

Amount Paid \$8556.80

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.: 620043452

CHICAGO TITLE
620043452

STATUTORY WARRANTY DEED

THE GRANTOR(S) John H. Willis and Kristy K. Willis, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Laura C. Kuhn and Gregory F. Kuhn, a married couple

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

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

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

Lot(s): 11, Johnson's Second Addition

Tax Parcel Number(s): P53323 / 3733-000-011-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 10, 2020

John H. Willis
John H. Willis
Kristy K. Willis
Kristy K. Willis

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John H. Willis and Kristy K. Willis 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: 9-14-2020

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

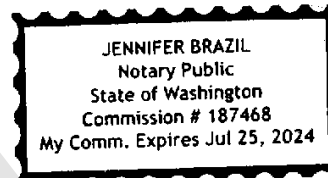


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P53323 / 3733-000-011-0005

PARCEL "A":

Lot 11, "JOHNSON'S SECOND ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 79, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

That portion of Allison Avenue adjoining Lot 11, "JOHNSON'S SECOND ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 79, records of Skagit County, Washington, said portion lying Southerly of the centerline of said Allison Avenue and Easterly of a line that is perpendicular to the North line of said Lot 11 from the Northwest corner of said Lot 11 to said centerline.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "C":

The South 6 feet of that portion of Allison Avenue adjoining Lot 12, "JOHNSON'S SECOND ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 79, records of Skagit County, Washington, said portion lying Northerly of the centerline of said Allison Avenue and Easterly of the Southerly projection of the West line of said Lot 12.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT "B"
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 Johnson's Second Addition:

Recording No: 560352

2. Restrictions contained in Deed through which title is claimed, including the terms, covenants and provisions thereof

Recording Date: January 26, 1961

Recording No.: 603491

"Not more than 1 single family residence shall be built per lot, nor shall any lot be subdivided in such manner as to make or help make another building lot of less than 70 foot frontage. No building shall be placed nearer than 20 feet from any street. No residence building shall be built or erected on this lot unless it be of new construction and of a size not less than 750 square feet of floor area exclusive of garage or carport; no building shall be built or used for other than residential or its accessory uses thereto."

3. Reservations by the City of Mount Vernon, including the terms, covenants and provisions thereof

Recording Date: September 15, 2003

Recording No.: 200309150250

4. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: September 15, 2003

Recording No.: 200309150251

5. License for Ingress and egress, including the terms, covenants and provisions thereof

Recording Date: September 15, 2003

Recording No.: 200309150252

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

Recording Date: October 20, 2003

Recording No.: 200310200027

EXHIBIT "B"

Exceptions
(continued)

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Mount Vernon.
9. 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 August 02, 2020
between Gregory F Kuhn Laura C Kuhn ("Buyer")
Buyer Buyer
and John Willis Kristy Willis ("Seller")
Seller Seller
concerning 2520 Alison Avenue 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.

Gregory F Kuhn 08/02/2020
Buyer 7:33:20 PM PDT Date
Laura C Kuhn 08/02/2020
Buyer 7:35:12 PM PDT Date

John H Willis 08/03/2020
Seller 7:11:58 PM PDT Date
Kristy H Willis 08/03/2020
Seller 7:18:11 PM PDT Date