

When recorded return to:
James Shelton
1904 N 35th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3704

Sep 16 2020

Amount Paid \$5605.00
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.: 620044043

CHICAGO TITLE
620044043

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dylan Stencil, unmarried person as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to James Shelton, an unmarried person and Aline Ruiz, an
unmarried person

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

Lot 17, FOX HILL ESTATES, DIV. NO. 1, according to the plat thereof, recorded in Volume 14 of
Plats, page 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P83189

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: September 14, 2020


Dylan Stencil

State of Wisconsin
County of Monroe

I certify that I know or have satisfactory evidence that Dylan Stencil 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: September 14, 2020


Name: Erin Besteman
Notary Public in and for the State of Wisconsin
Residing at: Wausau Monroe County
My appointment expires: 11-16-2020

ERIN BESTEMAN
Notary Public
State of Wisconsin

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 Plat of Fox Hill Estates Division No. 1:

Recording No: 8503190027

2. Terms, conditions, and restrictions of that instrument entitled Participation Contract and Agreement;
Recorded: August 28, 1986
Auditor's No(s): 8608280037, records of Skagit County, Washington
Executed By: Barbara Moreno, husband and wife
Provides: Standard Participation Contract for connection to City of Mount Vernon sewer system
3. Terms, conditions, and restrictions of that instrument entitled Instrument;
Recorded: August 20, 1987
Auditor's No(s): 8708200019, records of Skagit County, Washington
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Liability to future assessments, if any, levied by City of Mount Vernon.
7. 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,

EXHIBIT "A"
Exceptions
(continued)

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."