

When recorded return to:
Ronald Thomas Neal and Donna Mae Neal
948 North Desert Horizon Drive
Green Valley, AZ 85614

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4469
Oct 27 2020
Amount Paid \$9963.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044527

CHICAGO TITLE
6200 44527

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christian E. Jensen and Barbara G. Jensen who acquired title as Barbara G. Thompson, 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 Ronald Thomas Neal and Donna Mae Neal, a married couple

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

Lot 8, Maddox Creek PUD Phase 1, according to the plat thereof, recorded in Volume 16 of plats, pages 121 through 130, 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): P109313/ 4681-000-008-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 24, 2020

X [Signature]
Christiah E. Jensen

X [Signature]
Barbara G. Jensen

State of WASHINGTON

CHELAN of CHELAN CO.

I certify that I know or have satisfactory evidence that
BARBARA AND CHRISTIAN JENSEN
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: 10/26/2020



[Signature]

Name: G. J. BRAGG
Notary Public in and for the State of WASHINGTON
Residing at: MANSON, WA 98816
My appointment expires: MARCH 29, 2021

EXHIBIT "A"
Exceptions

1. 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 MADDOX CREEK PUD PHASE 1:

Recording No: '9609090082
2. 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: September 9, 1996
Recording No.: 9609090083
3. 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: September 20, 1996
Recording No.: 9609200054
4. Liens and charges as set forth in the above mentioned declaration,

Payable to: Maddox Creek Master Community Association
5. 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: September 20, 1996
Recording No.: 9609200055
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"
Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by the City of Mount Vernon.
9. Assessments, if any, levied by Maddox Creek Master Community Association.

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 09/13/2020
between ROBERT & DONNA NEAL ("Buyer")
and Jensen ("Seller")
concerning 1906 Lindsay Ln Mount Vernon, WA 98274 (the "Property")

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.

[Signature] 9/12/20 Buyer Date
[Signature] 9/12/20 Seller Date
Alonna Neal 9/22/20 Buyer Date
[Signature] 09/26/2020 Seller Date