

When recorded return to:
Rhyse Messenger and Rebecca Messenger
825 North 18th Street
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.: 620044991

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4689

Nov 05 2020

Amount Paid \$4965.00

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE
620044991

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara M. Rohman, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Rhyse Messenger and Rebecca Messenger, a married couple

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

LOT 8, O'LEARYS ADDITION TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 7
OF PLATS, PAGE 76, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE WEST 42.33 FEET THEREOF AS MEASURED ALONG THE NORTH AND
SOUTH BOUNDARIES,

AND EXCEPT THAT PORTION DEEDED TO THE CITY OF MOUNT VERNON FOR ROAD
PURPOSES BY STATUTORY WARRANTY DEED RECORDED JUNE 24, 1993, UNDER
AUDITOR'S FILE NO. 9306240056, 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): P53963 / 3749-000-008-0200

Subject to:

STATUTORY WARRANTY DEED
(continued)

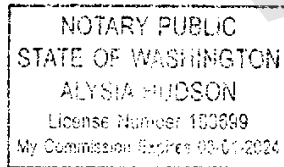
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: November 2, 2020

Barbara M. Rohman
Barbara M. Rohman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Barbara M. Rohman 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: 11.03.2020



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in Deed
From: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recorded: September 21, 1900
Auditor's No.: 34276, records of Skagit County, WA
As follows: All coal and other minerals is reserved and excepted from this conveyance
2. 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 O'Leary's Addition to Mount Vernon, recorded in Volume 7 of Plats, Page 76:

Recording No: 553675
3. 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, together with necessary appurtenances
Recording Date: March 18, 1993
Recording No.: 9303180092
Affects: North 5 feet of said premises
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by City of Mount Vernon.
6. 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 October 3, 2020
between Rhyse Messenger Rebecca Messenger ("Buyer")
Buyer Buyer
and Barbara M Rohman ("Seller")
Seller Seller
concerning 825 N 18th St 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.

<p>Authenticated <u>Rhyse Messenger</u> 10/03/2020 Buyer 10/03/2020 7:57:07 PM PDT Date</p>	<p><u>Barbara M Rohman</u> 10/03/2020 Seller 10/03/2020 7:58:43 PM PDT Date</p>
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