

POOR ORIGINAL

When recorded return to:  
Melody Joy Pettingill  
1004 Commercial Ave, 567  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4889  
Nov 17 2020  
Amount Paid \$4805.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

15215 SE 272nd St., Suite 101  
Kent, WA 98042

CHICAGO TITLE COMPANY  
620044975

Escrow No.: 0192098-OC

### STATUTORY WARRANTY DEED

THE GRANTOR(S) KJ Home Offers LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Melody Joy Pettingill, an unmarried person

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

See attached Exhibit A

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

LOT 1, BLOCK A, PLAN OF GARDEN ADDITION TO MT. VERNON

Tax Parcel Number(s): P52843, 37230010010007,

Subject to:

#### SPECIAL EXCEPTIONS

1. Covenants, conditions, 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 Plan of Garden Addition to Mt. Vernon, recorded in Volume 3 of Plats, Page 33:

Recording No: 43439

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."

**STATUTORY WARRANTY DEED**  
(continued)

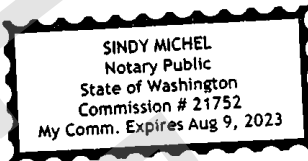
Dated: November 12, 2020

KJ Home Offers LLC  
BY: [Signature]  
Jason Lee  
Sole Member

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jason Lee is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Sole Member of KJ Home Offers LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-13-2020  
[Signature]  
Name: SINDY MICHEL  
Notary Public in and for the State of WA  
Residing at: Kent  
My appointment expires: 8/9/23



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P52843 / 3723-001-001-0007**

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LOT 1, BLOCK A, PLAN OF GARDEN ADDITION TO MT VERNON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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