

When recorded return to:

Cassandra Rose Stevens and Justin Stevens
17131 Dunbar Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4919

Nov 18 2020

Amount Paid \$4597.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620045088

Escrow No.: 245433043

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michelle Barton and Danielle Stokes and Damien Stokes, each as their separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Cassandra Rose Stevens and Justin Stevens, wife and husband

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.)

Ptn. SW SW, 13-34-3E, W.M.

Tax Parcel Number(s): P21837 / 340313-3-021-0100, P21835 / 340313-3-020-0002,

STATUTORY WARRANTY DEED

(continued)

Subject to:

1. Variance No. V-80-006, including the terms, covenants and provisions thereof Recording Date: October 25, 1982 Recording No.: 8210250008
2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

STATUTORY WARRANTY DEED

(continued)

Dated: November 17, 2020

Michelle Barton
Michelle Barton

Danielle Stokes
Danielle Stokes

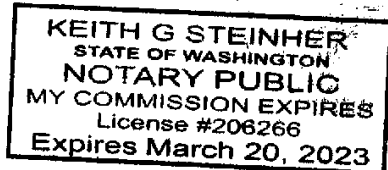
Damien Stokes
Damien Stokes

State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Michelle Barton is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-18-2020

Keith G. Steinhilber
Name: Keith G. Steinhilber
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 3-20-23



State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Danielle Stokes and Damien Stokes are the person(s) who appeared before me, and said person(s) 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: 11-18-2020

Keith G. Steinhilber
Name: Keith G. Steinhilber
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 3-20-23

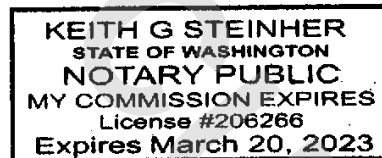


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21837 / 340313-3-021-0100 and P21835 / 340313-3-020-0002

Parcel A;

The South 330 feet of the East 62 feet of the West 326 feet of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 13, Township 34 North, Range 3 East of the Willamette Meridian;

EXCEPT Road Right of Way along the South Line thereof.

Situated in Skagit County, Washington.

Parcel B:

The North 100 feet of the South 330 feet of the East 62 feet of the West 388 feet of the Southeast 1/4 of the Southwest 1/4 of the Southwest Quarter of Section 13, Township 34 North, Range 3 East, Willamette Meridian.

Situated in Skagit County, Washington.

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 September 08, 2020
between Cassandra Stevens Justin Stevens ("Buyer")
Buyer Buyer
and Michelle Barton Damien Stokes ("Seller")
Seller Seller
concerning 17165 Dunbar Rd 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 14.36, 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.

Authenticated
Cassandra Stevens 10/08/2020
Buyer 7:24:13 AM PDT Date

Authenticated
Justin Stevens 10/05/2020
Buyer 4:43:47 PM PDT Date

Damien Stokes 10/8/20
Seller Date

Michelle M. Barton 10/08/20
Seller Date