

When recorded return to:
Christopher Holden
PO Box 965
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4942
Nov 19 2020
Amount Paid \$9073.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044522

CHICAGO TITLE
620044522

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew F Sias, a married man as his separate estate; and Kenzie Marie Romero Sias, his spouse

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

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

Lot 3, City of Mount Vernon Short Plat No. LU-04-056 entitled "KULSHAN LANDING SHORT PLAT", approved February 7, 2007 and recorded March 9, 2007, under Skagit County Auditor's File No. 200703090005; being a portion of the Southwest ¼ of the Southeast ¼, Section 17, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P126044 / 340417-4-105-0300

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 17, 2020

Matthew F. Sias
Matthew F Sias

Kenzie Marie Romero Sias
Kenzie Marie Romero Sias

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Matthew F. Sias and Kenzie Marie Romero Sias 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: November 18 2020

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

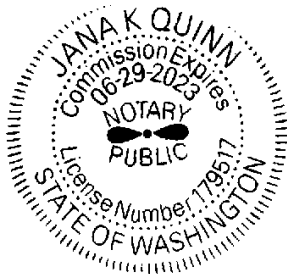


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Sewer pipes and lines with rights of ingress and egress
Recording Date: February 7, 1959
Recording No.: 577085
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: pipeline or pipelines for the transportation of oil, gas and the products thereof
Recording Date: October 15, 1974
Recording No.: 808866
3. City of Mount Vernon Ordinance No. 3149, including the terms, covenants and provisions thereof

Recording Date: November 21, 2003
Recording No.: 200311210152
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: August 15, 2006
Recording No.: 200608150139
5. 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 Mount Vernon Short Plat No. LU-04-056:

Recording No: 200703090005
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"

Exceptions
(continued)

7. Assessments, if any, levied by Mount Vernon.
8. City, county or local improvement district assessments, if any.

Form 22P
 Skagit Right-to-Manager 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 16, 2020
 between Christopher Holden ("Buyer")
Buyer
 and Matthew Franklin Sias Kenzie Marie Romero Sias ("Seller")
Seller
 concerning 1410-N 14th Street 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-Manager 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.

Authenticated
Christopher Holden 10/16/2020
Buyer 2:13:20 PM PDT Date

Authenticated
Kenzie Marie Romero Sias 10/16/2020
Seller 10/16/2020 5:27:01 PM PDT Date

Buyer Date

Authenticated
Matthew Sias 10/16/2020
Seller 10/16/2020 5:26:44 PM PDT Date