

When recorded return to:

Roberto A. Bejar
209 Klinger street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5316

Dec 14 2020

Amount Paid \$8343.20

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.: 620045442

CHICAGO TITLE
620045442

STATUTORY WARRANTY DEED

THE GRANTOR(S) Virgil Scott Chritton, a married person who also appears of record as V. Scott Chritton, as his separate estate

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

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

Lot 9, "PLAT OF PARK RIDGE DIVISION NO. 1," according to the plat thereof recorded in Volume 15 of Plats, pages 112 and 113, 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): P104189 / 4611-000-009-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 4, 2020


Virgil Scott Chritton
Michelle Chritton
néState of WACounty of Skagit

I certify that I know or have satisfactory evidence that

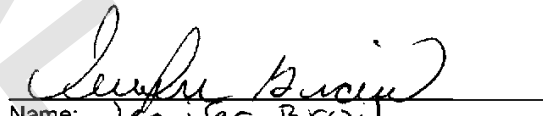
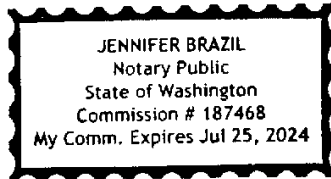
Virgil Scott Chritton and Michelle Chritton
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 12-10-2020
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

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 PARK RIDGE DIVISION 1:

Recording No: 9310190065

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: September 17, 1992
 Recording No.: 9209170092
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: September 20, 1993
 Recording No.: 9309200095
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line

4. 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: August 31, 1994
 Recording No.: 9408310034, being a re-recording of recording number 9310220090

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1994
 Recording No.: 9408310035

5. Liens and charges as set forth in the above mentioned declaration,

Payable to: Summer Ridge Owners Association

6. Agreement, including the terms and conditions thereof;

EXHIBIT "A"**Exceptions
(continued)**

Between: Jeanne McNeil and T.H.S., Inc.
Recording Date: February 3, 1993
Recording No.: 9302030154
Providing: Access and Utilities

7. Agreement, including the terms and conditions thereof;

Between: City of Mount Vernon, a Municipal Corporation and T.H.S. Inc.
Recording Date: September 10, 1993
Recording No.: 9310190066
Providing: Power of Attorney and Agreement regarding Formation of Local Improvement District

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Mount Vernon.
11. Assessments, if any, levied by Summer Ridge Homeowner's Association.

John L. Scott
REAL ESTATE

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 November 05, 2020
between Roberto A Bejar ("Buyer")
Buyer Buyer
and Chritton ("Seller")
Seller Seller
concerning 1026 S 38th Place Mount Vernon WA 98274 (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.

Authorized: Roberto A Bejar 11/05/2020
Buyer 3:50:08 PM PST Date

Authorized: John L Scott 11/06/2020
Seller 12:28:27 PM PST Date

Buyer Date

Seller Date