

When recorded return to:
Clifford W. Lovett and Cheryl L. Lovett
PO Box 2916
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

GNW 20-7043

Order No.: NXWA-0508641

THE GRANTOR(S)

Randi R. Christensen and Shawn D. Christensen, wife and husband

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Clifford W. Lovett and Cheryl L. Lovett, husband and wife

the following described real estate, situated in the:

Lot 3 of Mount Vernon Short Plat No. LU-05-089, recorded June 15, 2006 under Auditor's File No.
200606150118, records of Skagit County, Washington; being a portion of the Southwest ¼ of the
Southeast ¼ of Section 17, Township 34 North, Range 4 East, W.M..

Abbreviated Legal: Section 17, Township 34 North, Range 4 East - SW SE (aka Lot 3 MV SP LU-05-
089)

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

For further particulars reference is made to Exhibit "A" attached hereto and by this reference made a
part hereof. Exhibit "A" – Skagit County Right-To-Manage Natural Resource Lands Disclosure.

Tax Parcel Number(s): P124691/340417-4-106-0300

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5421
Dec 18 2020
Amount Paid \$7045.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Dated: December 9, 2020

Randi R. Christensen
Randi R. Christensen

Shawn D. Christensen
Shawn D. Christensen

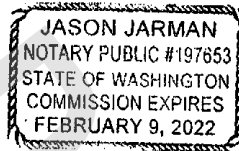
STATE OF: WA

COUNTY OF: Skagit

On this day personally appeared before me **Randi R. Christensen and Shawn D. Christensen**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 11 day of Dec., 2020.

[Signature]
Notary Public residing at: Marysville
Printed Name: Jason Jarman
My Commission Expires: 2.9.22



Subject to - Deed Exception(s):

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington
Dated: February 7, 1959
Recorded: February 27, 1959
Auditor's No.: 577083
Purpose: Sewer pipe or pipes, line or lines for the transportation of sewage
Area Affected: The West 20 feet of said premises

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Carl L. Hayes
Dated: March 23, 1976
Recorded: April 7, 1976
Auditor's No.: 832922
Purpose: Water line
Area Affected: Approximately due East and West with point of beginning to the present P.U.D. meter base installation as provided by the P.U.D. for meter service to the Hayes property

EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: May 4, 2006
Recorded: May 8, 2006
Auditor's No.: 20060508162
Purpose: Transmission, distribution and sale of electricity and underground facilities

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat Name: Emerald Isle Short Plat recorded June 15, 2006 as Auditor's File No. 200606150118.

REC

SPC

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

Exhibit "A"
SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 15, 2020
between Clifford W. Lovett Cheryl L. Lovett ("Buyer")
Buyer Buyer
and Randi R Christensen Shawn D Christensen ("Seller")
Seller Seller
concerning 1218 N 15th 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-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.

Authenticat
Clifford W. Lovett 11/15/2020
Buyer 2020 5:27:35 PM PST Date

Authenticat
Randi R Christensen 11/16/2020
Seller 2020 11:04:45 AM PST Date

Authenticat
Clifford W. Lovett 11/15/2020
Buyer 2020 5:36:40 PM PST Date

Authenticat
Shawn D Christensen 11/16/2020
Seller 2020 9:36:14 AM PST Date