

When recorded return to:
Margaret M Keck
2219 Riley Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5613

Dec 31 2020

Amount Paid \$7445.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620045130

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045130

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bruce D. Berglin and Doneda E. Berglin, husband and wife

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

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

LOT 45, "PLAT OF BLACKBURN RIDGE PHASE 2, " AS PER PLAT RECORDED ON OCTOBER 31, 2000, UNDER AUDITOR'S FILE NO. 200010310122, 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): P117400 / 4767-000-045-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 22, 2020

Bruce D. Berglin
Bruce D. Berglin
Doneda E. Berglin
Doneda E. Berglin

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Bruce D. Berglin and Doneda E. Berglin are the persons who appeared before me, and said persons 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: December 28, 2020

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of Wa
Residing at: Cerlington
My appointment expires: 10/27/2022

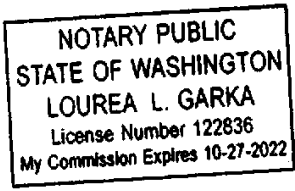


EXHIBIT "A"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. Assessments, if any, levied by Mount Vernon.
3. City, county or local improvement district assessments, if any.

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 _____
between _____ ("Buyer")
Buyer
and **Bruce Berglin** **Dee Berglin** ("Seller")
Seller Seller
concerning **2219 Riley 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 14.38, 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 Signature: Margaret M. Keck 12/31/2020
13/12/2020 3:20:30 PM PST
Buyer Date

Authorized Signature: [Signature] 12/31/2020 BB
12/31/2020 9:31:11 AM PST
Seller Date

Authorized Signature: Doneda E. Berglin 12/31/2020 BB
12/31/2020 9:31:40 AM PST
Seller Date