

When recorded return to:
David R. Crane and Margaret J. Crane
1215 E Fir Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045254

CHICAGO TITLE
620045254

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelly Peacock and Mark Peacock, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to David R. Crane and Margaret J. Crane, a married couple

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. SE SW, 17-34-4E, W.M.

Tax Parcel Number(s): P25552 / 340417-0-021-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5621

Dec 31 2020

Amount Paid \$3645.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

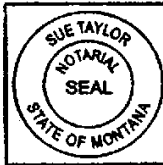
Dated: December 16, 2020

Kelly Peacock
Kelly Peacock
Mark Peacock
Mark Peacock

State of Montana
County of Lewis & Clark

I certify that I know or have satisfactory evidence that
MARK PEACOCK and KELLY PEACOCK
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: 12/31/2020



SUE TAYLOR
NOTARY PUBLIC for the
State of Montana
Residing at Augusta, MT
My Commission Expires
August 6, 2024

Sue Taylor
Name: Sue Taylor
Notary Public in and for the State of MT
Residing at: Augusta MT
My appointment expires: 8-6-24

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P25552 / 340417-0-021-0002

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the County road 160 feet East of the West line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North 110 feet;
thence East 40 feet, more or less;
thence South 110 feet, more or less, to the North line of the County road;
thence West along the North line of said road 40 feet, more or less, to the point of beginning.

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

EXHIBIT "B"
Exceptions

1. City of Mount Vernon Ordinance No. 25, including the terms, covenants and provisions thereof
Recording Date: September 25, 1992
Recording No.: 9209250071
2. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED, including the terms, covenants and provisions thereof
Recording Date: October 31, 2005
Recording No.: 200510310150
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Mount Vernon.
5. City, county or local improvement district assessments, if any.

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 October 23, 2020
between David Crane Margaret Crane ("Buyer")
Buyer Buyer
and Peacock ("Seller")
Seller Seller
concerning 1215 E Fir 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.

Authenticator
David Crane 10/27/2020
Signed 10:18:22 AM PDT Date

Authenticator
Kelly Peacock 10/27/2020
Signed 6:28:17 PM PDT Date

Authenticator
Margaret Crane 10/27/2020
Signed 10:32:59 AM PDT Date

Authenticator
Mark Peacock 10/27/2020
Signed 6:34:59 PM PDT Date