

When recorded return to:
Anthony Whitesides
2408 Francis Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5633
Dec 31 2020
Amount Paid \$7925.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500113472

Escrow No.: 500113472

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Harvin, an unmarried man and Alice Ormiston, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Anthony Whitesides, an unmarried person

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

Lot 4, CITY OF MOUNT VERNON SHORT PLAT NO. LU-04-091, as approved September 18,
2006 and recorded September 21, 2006 under Auditor's File No. 200609210114, records of Skagit
County, Washington.

TOGETHER WITH an easement for ingress, egress, water pipeline and utilities as delineated on
the face of CITY OF MOUNT VERNON SHORT PLAT NO. LU-04-091, as approved September
18, 2006 and recorded September 21, 2006 under Auditor's File No. 200609210114, records of
Skagit County, Washington.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P125059 / 340409-3-015-0900

Subject to:

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

STATUTORY WARRANTY DEED (continued)

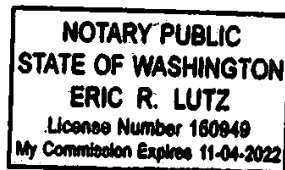
Dated: December 24, 2020

[Signature]
David Harvin
[Signature]
Alice Ormiston

State of WA
County of Snohomish

I certify that I know or have satisfactory evidence that DAVID HARVIN and ALICE ORMISTON
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 12-29-2020



EL
Name: ERIC R LUTZ
Notary Public in and for the State of WA
Residing at: Arlington, WA
My appointment expires: 11-4-22

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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-79:

Recording No: 895203

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

Granted to: Samuel A. Deniff and Olga Deniff, husband and wife
 Purpose: A driveway for vehicular and pedestrian ingress and egress
 Recording Date: December 15, 1993
 Recording No.: 9312150114

3. Covenants, conditions and restrictions 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 in the document

Recording Date: May 30, 1995
 Recording No.: 9505300076

4. 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 CITY OF MOUNT VERNON SHORT PLAT NO. LU-04-091:

Recording No: 200609210114

5. 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

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

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Mount Vernon.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.