

When recorded return to:
Amelia J. Mendenhall
2815 Cedarwood Ave
Bellingham, WA 98225

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-71

Jan 07 2021

Amount Paid \$5589.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Order No.: 20-6893WA

Title Order No.: 20-6893WA

Modus 20-6893WA 01-182475-O

THE GRANTOR(S)

MARK D. MENDENHALL and SUSAN A. PENNINGTON, AS CO-TRUSTEES OF THE MENDENHALL
PENNINGTON FAMILY TRUST, U/A DATED AUGUST 11, 2016

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

Amelia J. Mendenhall, an unmarried person and Tyson Twiford, an unmarried person

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

**See Exhibit A attached hereto and by this reference incorporated herein and made a part
hereof.**

Abbreviated Legal: Lot 5, Little Mountain Add. #2

Tax Parcel Number(s): **P102977**

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN
SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN.

A. Restriction contained in deed: Recorded: December 8, 1989 Auditor's No.: 8912080068 As Follows:
Property shall not at any time be used for a Retirement Center or Senior Housing Project

B. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF
SAID PLAT OR SHORT PLAT: Recorded: May 5, 1993 Auditor's No.: 9305050045

C. POWER OF ATTORNEY AND AGREEMENT REGARDING FORMATION OF LOCAL
IMPROVEMENT DISTRICT AND THE TERMS AND CONDITIONS THEREOF: Between: City of
Mount Vernon And: Alvin Rainbolt, etux Recorded: August 18, 1992 Auditor's No.: 9208180004

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION: Executed
By: Alvin Rainbolt, etux Recorded: September 21, 1993 Auditor's No.: 9309210090

E. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED: Recorded: March 31,
2006 Auditor's No.: 200603310270 Executed By: Ernest J. Neff and Cheryl C. Neff, husband and wife
As Follows: "Skagit County has established a policy for unincorporated areas to protect and encourage
agriculture and forestry operations. If your real property is located near an agriculture or forestry
operation, you may be subject to inconvenience or discomfort arising from such operations, including
but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of
machinery of any kind during any 24-hour period, the storage and disposal of manure, and the
application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state,
and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance
as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to
legal action as a public nuisance

Dated: January 4, 2021

THE MENDENHALL PENNINGTON FAMILY TRUST, U/A DATED AUGUST 11, 2016

BY: Mark D. Mendenhall M Co-Trustee
Mark D. Mendenhall Co-TrusteeBY: Susan A. Pennington Co-Trustee
Susan A. Pennington Co-TrusteeState of ~~Washington~~ Idaho
County of ~~Skagit~~ Ada

On this 4 day of January, 2021, personally appeared before me, Mark D Mendenhall and Susan A Pennington (name of the Trustees), and said individuals acknowledged that he/she/they signed this instrument, and on oath stated that he/she/they were authorized to execute this instrument and acknowledge it as the Co-Trustee(s) of the above named Trust to be the his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned in the instrument.

Witness under my hand and official seal hereto affixed the day and year first above written.

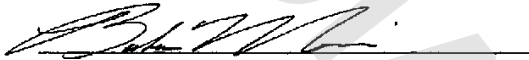
Dated 1-4-2021Notary Public in and for the State of ~~Washington~~ Idaho
Residing at: 6700 W. State St. Boise Id. 83714
Appointment Expiration: 1-9-2025

EXHIBIT A
Legal Description

Lot 5, "LITTLE MOUNTAIN ADDITION NO. 2," as per plat recorded in Volume 15 of Plats, pages 81 through 83, inclusive, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN.