

**When recorded return to:**  
Leanne Repetto  
2418 North Trumpeter Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2037

**May 07 2021**

Amount Paid \$7045.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE CO.**  
U20046710

Escrow No.: 620046710

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Clark E. Graham and Debora E. Graham, 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 Leanne Repetto, an unmarried person

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

LOT 3, TRUMPETER I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES 6 AND 7, RECORDS OF SKAGIT COUNTY COUNTY, WASHINGTON, AND AS DELINEATED ON THAT SURVEY RECORDED SEPTEMBER 19, 1979, IN VOLUME 2 OF SURVEYS, PAGE 188, UNDER AUDITOR'S FILE NO. 7909190007, 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): P80568 / 4371-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: April 24, 2021

[Signature]  
Clark E. Graham

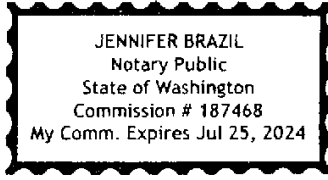
[Signature]  
Deborá E. Graham

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Clark E. Graham and Deborá E. Graham  
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: May 3, 2021

[Signature]  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Exceptions

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 22, 1980  
Recording No.: 8012220040, records of Skagit County, Washington

1. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Trumpeter Association  
Recording Date: May 24, 1978  
Recording No.: 880177, records of Skagit County, Washington

2. Standard Participation Contract, including the terms, covenants and conditions thereof, entered into:

By: City of Mount Vernon  
And: G.A. Powell Construction, Inc.  
Recording Date: August 3, 1989  
Recording No.: 8908030010, records of Skagit County, Washington

Regarding: Sewer Connection

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.