

When recorded return to:

John Joseph Feldman, Jr. and Cheryl Daily
Feldman
4624 Monte Vista Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2156

May 14 2021

Amount Paid \$10906.40

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

Escrow No.: 620047048

CHICAGO TITLE
020047048

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane C. Segars, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to John Joseph Feldman, Jr. and Cheryl Daily Feldman,
husband and wife

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.)

TR 2, SP NO. MV-12-76, BEING A PTN. LT 6, MONTE VISTA TERRACE

Tax Parcel Number(s): P67485 / 3956-000-006-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: May 11, 2021

Diane C. Segars
Diane C. Segars

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Diane C. Segars
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 13, 2021

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

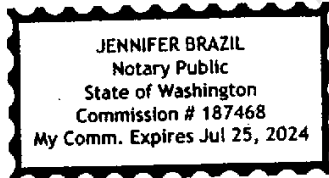


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67485 / 3956-000-006-0002

Tract 2 of Short Plat City of Mount Vernon No. MV-12-76 as approved January 12, 1976, and recorded February 9, 1976, in Volume 1 of Short Plats, page 109, under Auditor's File No. 829867, records of Skagit, Washington; being a portion of Tract 6, Monte Vista Terrace Addition, according to the plat thereof, recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 30 feet of Tract 6, Monte Vista Terrace Addition, according to the plat thereof, recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 7, 2029
Recording No.: 220833

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: January 19, 1978
Recording No.: 872238

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

Purpose: Ingress, egress and utilities
Recording Date: February 9, 1976
Recording No.: 829829

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said maintenance by the common users.

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 9508070082

Said Survey delineates easement for Driveway purposes.

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

Purpose: Ingress, egress and utilities
Recording Date: July 14, 1998
Recording No.: 9807140094

EXHIBIT "B"**Exceptions
(continued)**

6. Reservations and recitals contained in instrument(s) as set forth below:

Recording Date: May 7, 1898
Recording No.: 28476

Recording Date: September 25, 1900
Recording No.: 34305

No determination has been made as to the current ownership or other matters affecting said reservations.

7. Agreement and the terms and conditions thereof:

Recording Date: December 4, 1972
Recording No.: 777719
Regarding: Rights and obligations to operate and maintain water supply

8. Liens and charges as set forth in the above mentioned agreement.

9. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: July 6, 1977
Recording No.: 859940

10. 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

EXHIBIT "B"

Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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