

When recorded return to:
Jon Conyers and Kristal Conyers
22890 State Route 9
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2843

Jun 23 2021

Amount Paid \$7125.00

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
620047603

Escrow No.: 620047603

STATUTORY WARRANTY DEED

THE GRANTOR(S) A Fine Service Company, a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jon Conyers and Kristal Conyers, 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.)

LTS 11, 12, 13, 14 & 15, BLK 18, "TOWN OF MCMURRAY"

Tax Parcel Number(s): P75135 / 4145-018-015-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 15, 2021

A Fine Service Company, a Washington corporation

BY: [Signature]
John Stinemates
President

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that John Stinemates

(is/are) the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President of A Fine Service Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 21 2021

[Signature]
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires: 06/29/2023

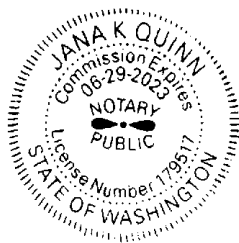


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75135 / 4145-018-015-0003

LOTS 11, 12, 13, 14 AND 15, BLOCK 18, "TOWN OF MCMURRAY, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 107, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED ALLEY ABUTTING LOTS 11 THROUGH 15, WHICH ATTACHED BY OPERATION OF LAW PURSUANT TO SKAGIT COUNTY COMMISSIONER'S PROCEEDING NO. 12,954 DATED JANUARY 25, 1972.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 the Plat of The Town of McMurray:

Recording No: Volume 2, Page 107
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Not disclosed
Purpose: Pipe faucets and other fixtures
Recording Date: December 22, 1906
Recording No.: 60096
3. Operation Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems and the terms and conditions thereof:

Recording Date: April 30, 2021
Recording No.: 202104300031
4. 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."
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "B"
Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

6. City, county or local improvement district assessments, if any.
7. 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.
8. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof:

Recording Date: April 30, 2021
Recording No.: 202104300031