

**When recorded return to:**  
Marc Neil Krandel and Marta Maria Gorny  
1219 N 17th Street  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700  
Seattle, WA 98104

**CHICAGO TITLE COMPANY**  
620048007

Escrow No.: 0212242-OC

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Nevelle O. Nebeker, who acquired title as Nevele O. Nebeker and Sylvia A. Nebeker, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Marc Neil Krandel and Marta Maria Gorny, a married couple

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

LOT 2 OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-4-98, APPROVED MARCH 24, 1999, AND  
RECORDED MARCH 30, 1999, IN VOLUME 14 OF SHORT PLATS, PAGES 13 AND 14, UNDER  
AUDITOR'S FILE NO. 9903300018, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A  
PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P114437 / 340417-4-143-0100,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2886

Jun 25 2021

Amount Paid \$9963.00

Skagit County Treasurer

By Josie L Bear Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 21, 2021

Nevelle O. Nebeker  
By Michael Owen Nebeker, HIS ATTORNEY IN FACT  
Nevelle O. Nebeker

By: Michael Owen Nebeker, his Attorney in Fact

Sylvia A. Nebeker  
By Michael Owen Nebeker, HER ATTORNEY IN FACT  
Sylvia A. Nebeker

By: Michael Owen Nebeker, her Attorney in Fact

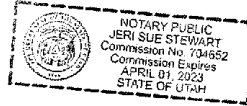
State of Utah

County of Washington

I certify that I know or have satisfactory evidence that Michael Owen Nebeker is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Nevelle O. Nebeker and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/21/2021

Jeri Sue Stewart  
Name: Jeri Sue Stewart  
Notary Public in and for the State of Utah  
Residing at: Santa Clara UT  
My appointment expires: 4/1/23



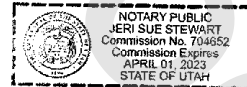
State of Utah

County of Washington

I certify that I know or have satisfactory evidence that Michael Owen Nebeker is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Sylvia A. Nebeker and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/21/2021

Jeri Sue Stewart  
Name: Jeri Sue Stewart  
Notary Public in and for the State of Utah  
Residing at: Santa Clara, UT  
My appointment expires: 4/1/23



**EXHIBIT "A"**

## Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. **SKAGIT COUNTY RIGHT TO MANAGE NATURAL RESOURCE LANDS DISCLOSURE:** This disclosure applies to parcels designated or within 1 mile of designated agricultural – land or designated or within ¼ 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.

2. 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 Short Plat No. SP MV-4-98:

Recording No: 9903300018

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