

**When recorded return to:**  
Larry Dunn and Valentina Dunn  
1409 Northview Court  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE CO.**  
*620047397*

Escrow No.: 620047397

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter V. Gatto and Kristin Gatto, 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 Larry Dunn and Valentina Dunn, a married couple

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

LOT 79, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2," AS PER PLAT RECORDED ON MAY  
1, 2003 UNDER AUDITOR'S FILE NO. 200305010087, 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): P120281 / 4814-000-079-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2983

**Jun 30 2021**

Amount Paid \$10181.12  
Skagit County Treasurer  
By Josie L Bear Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 10, 2021

Peter V. Gatto

Kristin Gatto

Kristin Gatto


State of WashingtonCounty of Snohomish

I certify that I know or have satisfactory evidence that

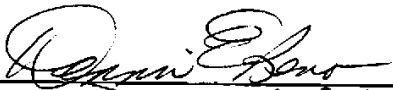
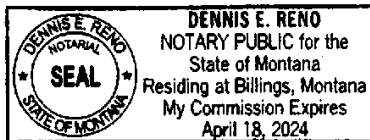
Kristin Gatto  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.Dated: 6/10/21Name: Deborah K. Flynn  
Notary Public in and for the State of WA  
Residing at: Bellevue, WA  
My appointment expires: 8/19/22

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 10, 2021

  
Peter V. Gatto

Kristin Gatto

State of MONTANACounty of YELLOWSTONEI certify that I know or have satisfactory evidence that PETER V. GATTO (ONLY)                     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: 6/12/2021  
Name: DENNIS E. RENO  
Notary Public in and for the State of MONTANA  
Residing at: BILLINGS  
My appointment expires: 4-18-2024

## EXHIBIT "A"

### Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
 Purpose: All necessary slopes for cuts and fills  
 Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 11, 1993  
 Auditor's No(s): 9310110127, records of Skagit County, Washington  
 In favor of: Cascade Natural Gas Corporation  
 For: 10 foot right-of-way contract
  
3. 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 Eaglemont Phase 1A:  
 Recording No: 199401250031
  
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 Eaglemont Phase 1B Div. 2:  
 Recording No: 200305010087
  
5. 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: January 25, 1994  
 Recording No.: 9401250030  
 AMENDED by instrument(s):  
 Recorded: December 11, 1995, March 18, 1996, and February 1, 2000  
 Auditor's No(s): 9512110030, 9603180110, 200002010099 and 200002010100, records of

**EXHIBIT "A"****Exceptions  
(continued)****Skagit County, Washington**

6. 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: Sea-Van Investments Association  
 Recording Date: January 25, 1994  
 Recording No.: 9401250030

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: May 23, 2000  
 Auditor's No(s): 200005230026, records of Skagit County, Washington  
 In favor of: Sea Van Investment Associates, a Washington general partnership  
 For: A non-exclusive perpetual easement for ingress, egress and utilities

8. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: September 6, 2000  
 Auditor's No.: 200009060009, records of Skagit County, Washington  
 In favor of: Puget Sound Energy Inc., a Washington Corporation  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects:

**Easement No. 1:**

As constructed or to be constructed on the temporary road and utility easement described on the attached Exhibit "A". (Grantor shall insure that the road is maintained at all times for to provide access for the maintenance of the Grantee's electrical facilities.)

**Easement No. 2:**

A strip of land 10 feet in width being parallel to and coincident with the temporary road and utility easement described on the attached Exhibit "A".

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: August 7, 2003  
 Auditor's No(s): 200308070005, records of Skagit County, Washington  
 In favor of: Comcast of Washington, IV, Inc.  
 For: To construct use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "System") consisting of wires, underground conduits, cables, pedestals, vaults and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along said plat

**EXHIBIT "A"**

**Exceptions  
(continued)**

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

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 5/9/2021  
between Larry Dunn valentina dunn ("Buyer")  
Buyer Buyer  
and Peter V Gatto Kristin Gatto ("Seller")  
Seller Seller  
concerning 1409 Northview Ct Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

DocuSigned by:  
Larry Dunn 5/9/2021  
Buyer Date  
DocuSigned by:  
V Dunn 5/9/2021  
Buyer Date

Authenticator  
Peter V Gatto 05/05/2021  
05/05/2021 6:56:19 PM PDT Date  
Authenticator  
Kristin Gatto 05/05/2021  
05/05/2021 7:23:43 AM PDT Date