

**When recorded return to:**  
Ella I. Blackwood  
402 North 18th Place  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3417  
Jul 26 2021  
Amount Paid \$6725.00  
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**  
620048441

Escrow No.: 620048441

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Julie A. Downing, Personal Representative of the Estate of John M. Downing  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ella I. Blackwood, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 13, PLAT OF HIGHLAND GLEN DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 12 OF PLATS, PAGE 51, 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): P81360 / 4395-000-013-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 18, 2021

Estate of John M. Downing

BY: Julie A. Downing  
Julie A. Downing  
Personal Representative

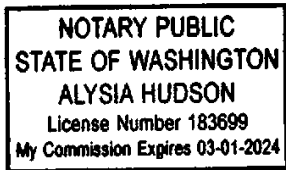
State of Washington  
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Julie A. Downing

~~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 Personal Representative of Estate of John M. Downing to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 20, 2021

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Cullington  
My appointment expires: 03 01 2024



**EXHIBIT "A"**  
Exceptions

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

In favor of:	Albert W. Owelle
Purpose:	Water main
Recording Date:	June 15, 1918
Recording No.:	126149
Affects:	as described in said instrument
  
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 the Plat of Highland glen Div. No. 4:  
  
Recording No: 7903010001  
  
Supplemental dedication to the Plat of Highland Glen Division No. 4 was recorded under:  
  
Recording No.: 7903060061.
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of:	Ora Cornish and Irene Cornish, husband and wife, their heirs, assigns and successors
Purpose:	Sewer line
Recording Date:	May 23, 1980
Recording No.:	8005230018
Affects:	as described in said instrument
  
4. **Agreement and the terms and conditions thereof:**  

Executed by:	City of Mount Vernon, a Municipal corporation and Danard Custom Homes
Recording Date:	June 23, 1980
Recording No.:	8006230015
  
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
6. Assessments, if any, levied by Mt Vernon.
  
7. City, county or local improvement district assessments, if any.

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

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

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 28, 2021

between Ella I. Blackwood ("Buyer")  
Buyer Buyer

and Estate of John M Downing ("Seller")  
Seller Seller

concerning 402 N 18 Place Mount Vernon WA 98273 (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.

Authentication  
E I Blackwood 06/28/2021  
Buyer Date

John M Downing PR 6/28/21  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date