

When recorded return to:
Carol Ann Guess
502 East Division Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3456
Jul 28 2021
Amount Paid \$6965.00
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

Escrow No.: 620048482

CHICAGO TITLE
620048482

STATUTORY WARRANTY DEED

THE GRANTOR(S) Veronica Glade and Donald Glade, 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 Carol Ann Guess, a single woman

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.)

PTN LTS 1 & 2, BLK 2, SUNNYSIDE ADDN TO MOUNT VERNON

Tax Parcel Number(s): P54462 / 3761-002-002-0106

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 22, 2021


Veronica Glade
Donald GladeState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Veronica Glade and Donald Glade are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

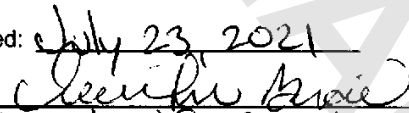
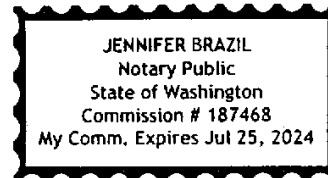
Dated: July 23, 2021

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): P54462 / 3761-002-002-0106

THE WEST 50 FEET OF LOTS 1 AND 2, BLOCK 2 OF SUNNYSIDE ADDITION TO MOUNT VERNON, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Sunnyside Addition to Mt. Vernon:

Recording No: Volume 2, Page 27
2. 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."
3. Assessments, if any, levied by City of Mount Vernon.
4. City, county or local improvement district assessments, if any.