

When recorded return to:

Michelle Lai
105 South 7th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3940

Aug 26 2021

Amount Paid \$6285.00

Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

A COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048590

CHICAGO TITLE CO.
620048590

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Etringer, a married man, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michelle Lai, an unmarried 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 LT. 5, BLK 27, HIGHLAND ADDN & PTN NW 1/4 OF SW 1/4 SEC 20-34-4E, W.M.

Tax Parcel Number(s): P53092 / 3729-027-005-0002, P26714 / 340420-0-025-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 5, 2021

Matthew Etringer
Matthew Etringer
Kamryn Lynn Shafer
Kamryn Lynn Shafer

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Matthew E Etringer and Kamryn Lynn Shafer
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: August 24, 2021

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P53092 / 3729-027-005-0002 and P26714 / 340420-0-025-0003

PARCEL A:

THAT PORTION OF LOT 5, BLOCK 27, HIGHLAND ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON; LYING WEST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID LOT AT THE POINT OF INTERSECTION WITH THE EAST LINE OF BLOCK 1 OF SUNNYSIDE ADDITION IF EXTENDED;

THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF SAID LOT 5.

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 1, SUNNYSIDE ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 5 TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 5 OF BLOCK 27, HIGHLAND ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 5, BLOCK 27, TO ITS INTERSECTION WITH THE SOUTH LINE OF BLOCK 1 OF SAID SUNNYSIDE ADDITION TO MOUNT VERNON;

THENCE EASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

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:

Recording No: Volume 2, Page 27

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 Addition:

Recording No: Volume 1, Page 10

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

In favor of: City of Mount Vernon
 Purpose: sewer
 Recording Date: October 21, 1921
 Recording No.: 152527
 Affects: Portion of said premises

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Mt Vernon.
7. 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

EXHIBIT "B"Exceptions
(continued)

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."