

When recorded return to:

LeAnne Robinson and Vance Jorgenson
1500 E College Way PMB 312
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4212

Sep 13 2021

Amount Paid \$9785.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048920

CHICAGO TITLE
020048920

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen Michael Kessinger and Giuliana Nakashima, 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 LeAnne Robinson and Vance Jorgenson, a married couple

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

LOT(S) 10, 11, AND 12, BLOCK 20, MAP OF MILLETT'S ADDN TO MT. VERNON, SKAGIT
COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63,
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): P53641 / 3741-020-012-0002

Subject to:

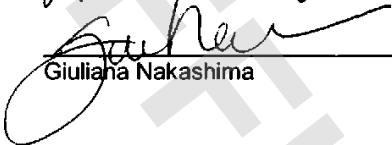
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: September 1, 2021



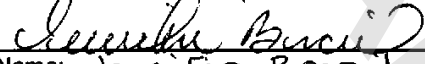
Stephen Michael Kessinger



Giuliana Nakashima

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Stephen Michael Kessinger and Giuliana Nakashima 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: 9-2-2021


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

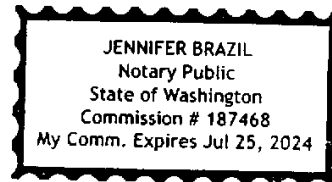


EXHIBIT "A"
Exceptions

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 Map of Millett's Addition to Mount Vernon:

Recording No: Volume 2, Page 63

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Mt Vernon.
4. 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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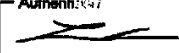
The following is part of the Purchase and Sale Agreement dated August 18, 2021
between LeAnne Robinson Vance Jorgenson ("Buyer")
Buyer Buyer
and Steve Kessinger Giuliana Nakashima ("Seller")
Seller Seller
concerning 1316 Broad St Mount Vernon WA 98273 (the "Property")
Address City State Zip

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:

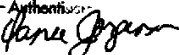
This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or 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.

Authenticated
 08/18/2021
8/18/2021 4:31:35 PM PDT
Buyer Date

Authenticated
Stephen M. Kessinger 08/19/2021
8/19/2021 7:53:58 PM PDT
Seller Date

Authenticated
 08/18/2021
8/18/2021 5:01:22 PM PDT
Buyer Date

Authenticated
Giuliana Nakashima 08/19/2021
8/19/2021 7:55:49 PM PDT
Seller Date