

**When recorded return to:**  
Shawn Little  
2025 Urban Avenue  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048539

**CHICAGO TITLE**  
620048539

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David Britten, Personal Representative of the Estate of Anne N. Britten, deceased for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Shawn Little, an unmarried person

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.)

Lot(s): Ptn. 1, Mount Vernon Acreage

Tax Parcel Number(s): P53836 / 3746-000-001-0101

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-5334  
Nov 22 2021  
Amount Paid \$5205.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 11/18/21

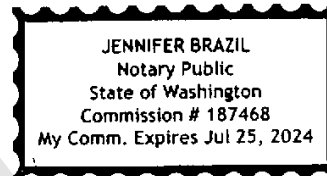
David Britten, Personal Representative of the Estate of Anne N. Britten, deceased

BY: David Britten  
David Britten  
Personal Representative

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that David Britten is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of David Britten, Personal Representative of the Estate of Anne N. Britten, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 18, 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): P53836 / 3746-000-001-0101**

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That portion of Lot 1, "Plat of Mount Vernon Acreage, Skagit County, Washington", according to the plat recorded in Volume 3 of Plats, Page 102, records of Skagit County, Washington, and of the abandoned railroad right of way conveyed to Bellingham and Skagit Railway Company, a corporation, by Deed dated October 21, 1911 and recorded October 23, 1911, in Volume 87 of Deeds, Page 298, described as follows:

BEGINNING at the intersection of the North line of said Lot 1, extended Easterly with the West line of that certain tract conveyed to the City of Mount Vernon, by instrument dated March 25, 1959 and recorded April 3, 1959, under Auditor's File No. 578555; thence North 89° 38' 14" West along the North line of said Lot 1 extended Easterly and the North line of said Lot 1, a distance of 135.02 feet; thence South 0° 54' 25" East parallel with the West line of said tract conveyed to the City of Mount Vernon, a distance of 49.96 feet to a point which is 70.50 feet North of the South line of said Lot 1; thence North 89° 19' 45" East parallel to the South line of said Lot 1 and said South line of Lot 1, extended Easterly, a distance of 134.99 feet to the West line of said City of Mount Vernon tract; thence North 0° 54' 25" West along the West line of said City of Mount Vernon tract, a distance of 47.51 feet to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Perpetual right and easement to Puget Sound Power & Light Company, a corporation, its successors and assigns, to construct, reconstruct, maintain and operate transmission line upon said premises.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Mount Vernon  
Purpose: Sewer  
Recording Date: June 26, 1958  
Recording No.: 567037
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Mount Vernon  
Purpose: Sewer  
Recording Date: April 3, 1959  
Recording No.: 578562
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: January 26, 1984  
Recording No.: 8401260046
5. 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

**EXHIBIT "B"**Exceptions  
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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