

When recorded return to:
Brandon Montoya
1820 North 30th Street
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.: 620049732

CHICAGO TITLE CO.
620049732

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jesse R. Austin and Sarah Austin, 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 Brandon Montoya, an unmarried man

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.)

LT. 24, TJ TOWNHOUSES, REC NO. 200011300053

Tax Parcel Number(s): P117611 / 4769-000-024-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5348

Nov 22 2021

Amount Paid \$5653.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 19, 2021

Jesse R. Austin
Jesse R. Austin

Sarah Austin
Sarah Austin

State of Washington
County of Snohomish

This record was acknowledged before me on 11.22.2021 by Jesse R. Austin and Sarah Austin.

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: Arlington
My commission expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117611 / 4769-000-024-0000

LOT 24, PLAT OF TJ TOWNHOUSES, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2000, UNDER AUDITOR'S FILE NO. 200011300053, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

In favor of: Continental Telephone Company
Recording Date: July 22, 1977
Recording No.: 861138
Affects: Portion of said premises

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 67757

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 5, 1985
Recording No.: 8511050076
Affects: Portion of said premises

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, together with necessary appurtenances
Recording Date: July 2, 1986
Recording No.: 8607020048
Affects: Portion of said premises

5. Mount Vernon Land Use Ordinance 2394-A and the terms and conditions thereof:

Recorded: September 13, 1990
Recording No.: 9009130055, records of Skagit County, Washington

EXHIBIT "B"

Exceptions
(continued)

6. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;
- Recorded: March 2, 1999
REcording No.: 9903020122, records of Skagit County, Washington
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Skagit County
Recording Date: January 27, 2000
Recording No.: 200001270030
Affects: Portion of said premises
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 12, 2000
Recording No.: 200009120116
Affects: Portion of said premises
9. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
- Recording Date: September 12, 2000
Recording No.: 200009120118
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: March 27, 2001
Recording No.: 200103270101
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: July 31, 2003
Recording No.: 200307310168

EXHIBIT "B"

Exceptions
(continued)

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Plat of TJ Townshouses:

Recording No: 200011300053

11. Notice and the terms and conditions thereof:

Recording Date: April 25, 2002
Recording No.: 200204250057

12. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 30, 2001
Recording No.: 200110300103

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 1, 2003
Recording No.: 200305080235

13. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: October 16, 2003
Auditor's No(s): 200310160116, records of Skagit County, Washington
In favor of: The Great American Dream dba Landmark Building & Development
For: Drainage

14. Impact Fee Notice;

Any lot within this subdivision will be subject to impact fees payable upon issuance of a building permit to a non-senior or payable upon transfer of title to a non-senior. Auditor's File No. 200009120118, records of Skagit County, Washington. Contact City of Mount Vernon Development Services Department for further information regarding exact amount of penalty due.

EXHIBIT "B"Exceptions
(continued)

15. 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."

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