

When recorded return to:
April Thompson
312 Union Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5888

Dec 23 2021

Amount Paid \$5365.00
Skagit County Treasurer
By Lena Thompson Deputy

Escrow No.: 500128939

STATUTORY WARRANTY DEED

THE GRANTOR(S) Balwant S. Kalsi and Manjit K. Kalsi, 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 April Thompson, an unmarried person

Parcel Number P52448 / 3711-002-005-0005
the following described real estate, situated in the County of Skagit, State of Washington:

LOT 1, BLOCK 2, "CENTRAL ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN
VOLUME 2 OF PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT
THE SOUTH 10.00 FEET OF THE EAST 54.79 FEET (AS MEASURED
PERPENDICULAR TO THE SOUTH AND EAST LINES) OF SAID LOT 1;

TOGETHER WITH THE WEST 45.21 FEET (AS MEASURED PERPENDICULAR TO THE WEST
LINE OF SAID LOT) OF LOT 2, BLOCK 2, SAID PLAT OF "CENTRAL ADDITION TO MOUNT
VERNON";

EXCEPT FROM ALL OF THE ABOVE THOSE PORTIONS CONVEYED TO THE STATE OF
WASHINGTON FOR HIGHWAY BY DEED DATED JUNE 3, 1953, RECORDED JULY 15, 1953
UNDER AUDITOR'S FILE NO. 490547 AND BY DEED DATED OCTOBER

19, 1972, RECORDED FEBRUARY 5, 1973, UNDER AUDITOR'S FILE NO. 780239, RECORDS
OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

STATUTORY WARRANTY DEED
(continued)

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P52448 / 3711-002-005-0005

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: December 3, 2021

Balwant S. Kalsi
Balwant S. Kalsi
Manjit K. Kalsi
Manjit K. Kalsi

State of WA
County of Snohomish
This record was acknowledged before me on December 7, 2021 by Balwant S. Kalsi and Manjit Kalsi.

Sharon E. Schoonover
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: late 1/1/22
My commission expires: 9-8-22

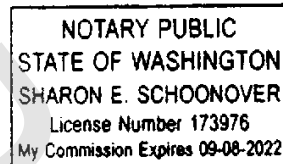


EXHIBIT "A"
Exceptions

1. 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 pipeline or pipelines
Recording Date: June 30, 1977
Recording No.: 859648
Affects: The Easterly 10 feet lying parallel with and contiguous to the State Highway right-of-way
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 Survey:

Recording No: 200420010114
3. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: October 1, 2004
Recording No.: 200410010078
4. 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."

EXHIBIT "A"

**Exceptions
(continued)**

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