

When recorded return to:
Tessa Jarvis and Kinsey Jarvis
1719 South 16th Street
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050065

CHICAGO TITLE
020050065

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anderson Minor Renick, III and Katherine M. Renick, husband and wife
for and in consideration of "Ten And No/100 Dollars (\$10.00) , and other valuable consideration as part
of a 1031 Tax Deferred Exchange"

in hand paid, conveys, and warrants to Tessa Jarvis and Kinsey Jarvis, a married couple

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. 11 and 12, Block: 3, Hillcrest Park

Tax Parcel Number(s): P53190 / 3730-003-012-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-110

Jan 11 2022

Amount Paid \$6885.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 29, 2021

Anderson Minor Renick III
Anderson Minor Renick, III

Katherine M. Renick
Katherine M. Renick

State of Ohio
County of Franklin

This record was acknowledged before me on 1.5.2022 by
Anderson Minor Renick III and Katherine M Renick

Jennifer Cotsmire
(Signature of notary public)

Notary Public in and for the State of Ohio
Residing at: _____
My commission expires: _____



JENNIFER COTSMIRE
NOTARY PUBLIC
STATE OF OHIO
My Commission
Expires
September 3, 2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P53190 / 3730-003-012-0001

Lot 11 and the South 15 feet of Lot 12, Block 3, HILLCREST PARK ADDITION TO MOUNT VERNON, according to the Plat thereof recorded in Volume 6 of Plats, Page 8, records of Skagit County, Washington.

EXCEPT the Easterly 10 feet thereof conveyed to the City of Mount Vernon for street purposes by Deed Dated July 13, 1955 and Recorded under Recording No. 521114, and re-recorded under Recording No. 522859, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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."

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 Mount Vernon.
4. City, county or local improvement district assessments, if any.