

**When recorded return to:**  
Maxine M. Nelson  
18875 W Big Lake Blvd  
Mount Vernon, WA 98273

## CHICAGO TITLE

620050239

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050239

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-527

Feb 11 2022

Amount Paid \$2965.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy L. Vernon, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Maxine M. Nelson, an unmarried person and Dana L. Bucke, a married person, as her separate estate

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

Lots 14 through 17, Block 25, BEAL'S MAPLE GROVE ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, Page 19, records of Skagit County, Washington.

EXCEPT the North 4 feet thereof;

TOGETHER WITH all that portion of 36th Street vacated by Ordinance No. 1881 as would attach by operation of law.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P56732 / 3775-025-017-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 8, 2022

Nancy L. Vernon  
Nancy L. Vernon

State of \_\_\_\_\_  
County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

\_\_\_\_\_  
(Signature of notary public) *see attached hso*

Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**State of California**

**County of** SAN FRANCISCO

**S.S.**

On 02-09-2022 before me, MA S. OO. NOTARY PUBLIC

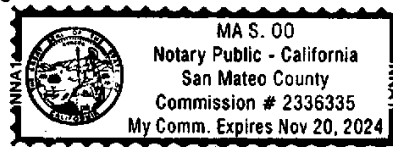
personally appeared NANCY L VERNON

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

**WITNESS my hand and official seal.**

Masoo



### OPTIONAL INFORMATION

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of STATUTORY WARRANTY DEED

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)  
Attorney-in-fact  
Corporate Officer(s)  
Guardian/Conservator  
Partner - Limited/General  
Trustee(s)  
Other:

representing: \_\_\_\_\_

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

form(s) of identification : credible witness(es)

Notarial event is detailed in notary journal on:

Page #      Entry #     

Notary contact: \_\_\_\_\_

Other

Additional Signer	Signer(s) Thumbprints(s)

**EXHIBIT "A"**  
Exceptions

1. Public or private easements, if any, over vacated portion of said premises.
2. Covenants, conditions and restrictions 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: June 21, 1996  
Recording No.: 9606210119
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 9708290074
4. Assessments, if any, levied by Anacortes.
5. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated MMN DLB  
between Maxine M Nelson Dana L Bucke ("Buyer")  
Buyer Buyer  
and Nancy L Vernon ~~Estate of Elwin A Vernon~~ NLV 01/14/22 ("Seller") NLV  
Seller Seller  
concerning P56732 Anacortes WA 98221 (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.

Authentication  
Maxine M Nelson 01/12/22  
Buyer Date  
Authentication  
Dana Bucke 01/12/22  
Buyer Date  
Authentication  
Maxine M Nelson 01/14/22  
Authentication  
Dana L Bucke 01/14/22

Authentication  
Nancy L Vernon 12/23/2021  
Seller Date  
Authentication  
NLV 01/14/22  
Authentication  
~~Executor of the Estate of Elwin A Vernon~~ 12/23/2021  
Seller Date