

When recorded return to:
Jay Timothy Hebert and Troy Elkins
603 North 1st Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620050355

Escrow No.: 620050355

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy M. Foster and Sayuri Foster, 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 Jay Timothy Hebert and Troy Elkins, 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.)

Ptn. G.L. 9, 19-34-4E, W.M.

Tax Parcel Number(s): P26550 / 340419-0-203-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-617

Feb 18 2022

Amount Paid \$5157.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 4, 2022

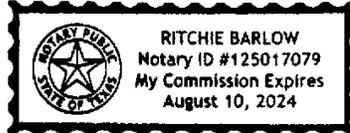
[Signature]
Timothy M. Foster

Sayuri Foster by Timothy Michael Foster, Her attorney in fact
Sayuri Foster by Timothy Michael Foster, Her attorney in fact

State of Texas
County of Parker

I certify that I know or have satisfactory evidence that Timothy Michael Foster is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Sayuri Foster and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

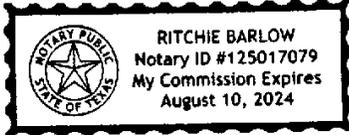
Dated: 11 Feb 2022
[Signature]
Name: Ritchie Barlow
Notary Public in and for the State of Texas
Residing at: Weatherford, TX
My appointment expires: 8-10-2024



State of Texas
County of Parker

I certify that I know or have satisfactory evidence that Timothy M. Foster is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11 Feb 2022
[Signature]
Name: Ritchie Barlow
Notary Public in and for the State of Texas
Residing at: Weatherford, TX
My appointment expires: 8-10-2024



STATUTORY WARRANTY DEED
(continued)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26550 / 340419-0-203-0000

PARCEL "A":

THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 9 THAT IS 772.50 SOUTH OF THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 86°59' WEST ALONG THE DIVIDING LINE BETWEEN THE NORTH 46 RODS AND THE SOUTH 34 RODS OF SAID LOT 9, A DISTANCE OF 471.97 FEET TO A POINT ON THE WEST LINE OF FIRST STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON AND THE TRUE POINT OF BEGINNING DESCRIPTION;
THENCE SOUTH ALONG THE WEST LINE OF FIRST STREET 37 FEET TO A POINT WHICH IS .89 FEET NORTH OF THE SOUTHEAST CORNER OF A TRACT CONVEYED TO ROBERT GREENEWALD, JR., BY A DEED DATED NOVEMBER 7, 1958 AND RECORDED APRIL 28, 1964 AS AUDITOR'S FILE NO. 649763;
THENCE WEST 183.74 FEET TO THE WEST LINE OF SAID GREENEWALD TRACT;
THENCE NORTH 27.32 FEET;
THENCE NORTH 86°59' EAST 184 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B":

THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 9, WHICH POINT BEARS SOUTH, A DISTANCE OF 772.50 FEET FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 9;
THENCE SOUTH 86°59' WEST ALONG THE DIVIDING LINE BETWEEN THE NORTH 46 RODS AND THE SOUTH 34 RODS OF SAID LOT 9, A DISTANCE OF 471.97 FEET TO A POINT ON THE WEST LINE OF FIRST STREET, AS ESTABLISHED IN THE CITY OF MOUNT VERNON, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH ALONG SAID WEST LINE OF FIRST STREET, A DISTANCE OF 3.00 FEET;
THENCE WEST, AT RIGHT ANGLES TO FIRST STREET, A DISTANCE OF 183.74 FEET;
THENCE SOUTH, A DISTANCE OF 12.68 FEET;
THENCE NORTH 86°59' EAST ALONG SAID DIVIDING LINE BETWEEN THE NORTH 46 RODS AND THE SOUTH 34 RODS OF SAID LOT 9, A DISTANCE OF 184.00 FEET, TO THE TRUE POINT OF BEGINNING.

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 granted in a document:

Granted to:	City of Mt. Vernon
Purpose:	Sewer
Recording Date:	May 7, 1931
Recording No.:	243186

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Pacific Natural Gas Co.
Purpose:	Pipelines
Recording Date:	May 24, 1957
Recording No.:	551698

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

5. Assessments, if any, levied by Mt Vernon.

6. City, county or local improvement district assessments, if any.