

**When recorded return to:**

Tara Suppes  
1414 S 12th St  
Mount Vernon, WA 98274

Filed for Record at Request of  
Northwest Escrow, LLC  
Escrow Number: 22-1642

**Statutory Warranty Deed**

**CHICAGO TITLE**  
620051003

**THE GRANTOR** Tegaan Klinker, also appearing of record as Tegaan M. Klinker, an unmarried individual for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Tara Suppes, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
**PTN NW 1/4 SEC 29-34-3E, W.M.**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20221158  
Mar 24 2022  
Amount Paid \$7925.00  
Skagit County Treasurer  
By Josie Bear Deputy

Tax Parcel Number(s): P28362 / 340429-0-189-0006

**THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE EAST LINE OF 12TH STREET, AS ESTABLISHED IN THE CITY OF MOUNT VERNON, 475 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;  
THENCE EAST 100 FEET TO THE WEST LINE OF THE ALLEY THROUGH BLOCK 22 OF MILLETT'S ADDITION, IF EXTENDED SOUTH;  
THENCE NORTH ON THE WEST LINE OF SAID ALLEY 50 FEET;  
THENCE WEST 100 FEET, MORE OR LESS, TO THE EAST LINE OF 12TH STREET;  
THENCE SOUTH ALONG THE EAST LINE OF 12TH STREET TO THE POINT OF BEGINNING.**

**SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

Subject to: Attached hereto as Exhibit "A" and by this reference incorporated herein.

Dated March 15, 2022

[Signature]  
Tegaan Klinker

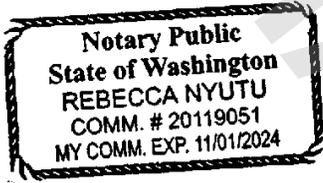
STATE OF Washington }  
COUNTY OF Snohomish Skagit } SS:

I certify that I know or have satisfactory evidence that Tegaan Klinker

is the person who appeared before me, and said person acknowledged that he/she  
signed this instrument and acknowledge it to be his/her free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 03/17/2022

Rebecca Nyutu



Notary Public in and for the State of Washington  
Residing at Snohomish County  
My appointment expires: 11/01/2024

Escrow No.: 22-1642

## Exhibit "A"

### Subject to:

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."

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

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

Assessments, if any, levied by City of Mount Vernon.