

When recorded return to:
Katharine Neighbor and John Neighbor
2753 East Section 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.: 620051747

CHICAGO TITLE
620051747

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222505

Jun 16 2022

Amount Paid \$2405.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph M. King and Renee M. King, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Katharine Neighbor and John Neighbor, wife and husband

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

TRACT B, CITY OF MOUNT VERNON SHORT PLAT NO. MV 1-91, APPROVED FEBRUARY 27, 1991, AND RECORDED MARCH 15, 1991, IN VOLUME 9 OF SHORT PLATS, PAGE 331, UNDER AUDITOR'S FILE NO. 9103150040, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 34' NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND BIKEWAY, AS DELINEATED ON SAID SHORT PLAT ACROSS A EASTERLY PORTION OF TRACT "A" OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P27326 / 340421-3-022-0108

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 8, 2022

Joseph M. King
Joseph M. King
Renee M. King
Renee M. King

State of Washington
County of Skagit

This record was acknowledged before me on 6-10-2022 by
Joseph M. King and Renee M King

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

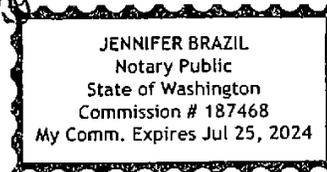


EXHIBIT "A"

Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. 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."
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 the City of Mount Vernon Short Plat No. MV 1-91:

Recording No: 9103150040
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Mt Vernon.