

When recorded return to:

Tracey Johnson and Melissa Johnson
1423 South 12th Street
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620051626

Escrow No.: 620051626

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frederic Petersen, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tracey Johnson and Melissa Johnson, 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.)

TAX 75: PTN NE 1/4 NW 1/4, SEC 29-34-4E, W.M.

Tax Parcel Number(s): P28360 / 340429-0-187-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222557

Jun 21 2022

Amount Paid \$7045.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 3, 2022

Frederic Petersen
Frederic Petersen

State of Washington
County of Snohomish

This record was acknowledged before me on June 13, 2022 by
Frederic Petersen

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03-01-2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28360 / 340429-0-187-0008

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE ALLEY BETWEEN ELEVENTH AND TWELFTH STREETS, IN THE CITY OF MOUNT VERNON, IF THE SAME WERE EXTENDED SOUTH, WHICH IS 400 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE EAST A DISTANCE OF 100 FEET TO THE WEST LINE OF TWELFTH STREET, IF THE SAME WERE EXTENDED SOUTH;
THENCE NORTH ALONG THE WEST LINE OF TWELFTH STREET IF EXTENDED SOUTH A DISTANCE OF 50 FEET;
THENCE WEST A DISTANCE OF 100 FEET TO THE EAST LINE OF THE AFOREMENTIONED ALLEY, IF EXTENDED SOUTH;
THENCE SOUTH A DISTANCE OF 50 FEET TO THE PLACE 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 set forth in a document:

In favor of: West Coast Telephone Company
Purpose: To erect and maintain poles with the necessary crossarms, wires anchors and fixtures thereon for telephone and telegraph purposes and shall have the right to cut and remove shrubbery and foliage from said right of way so that the same shall not interfere with the use of such line
Recording Date: December 5, 1938
Recording No.: 308103
Affects: 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: February 1, 2007
Recording No.: 200702010112

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.

EXHIBIT "B"
Exceptions
(continued)

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 16, 2022
between Tracey Johnson Melissa Johnson ("Buyer")
Buyer Buyer
and Frederic Petersen ("Seller")
Seller Seller
concerning 1423 S 12th Street Mount Vernon WA 98274 (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.

Authenticator
Tracey Johnson 05/16/2022
Buyer Date

Authenticator
Frederic Petersen 05/17/22
Seller Date

Authenticator
Melissa Johnson 05/16/2022
Buyer Date

Seller Date