

When recorded return to:

Lindsey E. Juen and Austin D. Werts
1306 Berniece Street
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

205966-LT

THE GRANTOR(S) Thomas Buser, also known as Tom Buser and Rita Buser, husband and wife

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Lindsey E. Juen and Austin D. Werts, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

See attached Exhibit A

SUBJECT TO: See attached Exhibit B
and
SUBJECT TO: See attached Right to Manage

Abbreviated Legal: Portion of Lots 14-15, Patchen's 1st Add. to MV, aka Tr. B, Sur 200506200181

Tax Parcel Number(s): 3751-000-015-0200/P123076

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Affidavit No. 20222679


Jun 29 2022

Amount Paid \$8094.00
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05

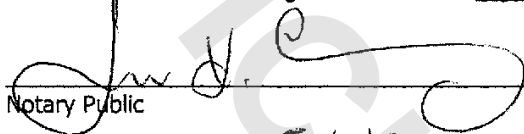
Dated: June 23, 2022


Thomas Buser


Rita Buser

State of Washington
County of SNOHOMISH

This record was acknowledged before me on 6/23/2022 by Thomas Buser and Rita Buser.


Notary Public

My commission expires: 5/1/2026

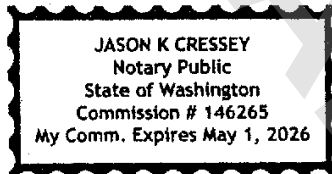


EXHIBIT "A"**LEGAL DESCRIPTION**

Parcel Number: 3751-000-015-0200/P123076

Those portions of Lots 14 and 15, "PATCHENS FIRST ADDITION TO MOUNT VERNON", as per plat recorded in Volume 6 of Plats, page 1, records of Skagit County, Washington and of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northwest corner of said Lot 14, "PATCHENS FIRST ADDITION TO MOUNT VERNON," according to the plat thereof recorded in Volume 6 of Plats, page 1, records of Skagit County, Washington; thence along North line of said Lots 14 and 15, South 89°16'00" East, a distance of 62.00 feet to a point, said point being the true point of beginning; thence continuing along said North line, South 89°16'00" East, a distance of 72.00 feet, to a point on a line 25.00 feet West of and parallel with the East line of said Lot 15; thence South 00°29'01" West along said parallel line, a distance of 97.21 feet to the South line of said Lot 15; thence North 89°21'00" West along said South line, a distance of 57.00 feet; thence North 00°29'00" East, a distance of 22.00 feet; thence North 29°31'00" West, a distance of 20.00 feet; thence North 00°29'00" East, a distance of 15.00 feet; thence North 23°53'24" West, a distance of 12.12 feet; thence North 00°29'00" East, a distance of 32.00 feet, to the true point of beginning.

(Also known as Lot B of a Survey recorded June 20, 2005, under Auditor's File No. 200506200181, records of Skagit County, Washington).

Situate in the County of Skagit, State of Washington.

EXHIBIT B

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Patchens First Addition to Mount Vernon

Recorded: October 31, 1946

Auditor's No.: 397561

2. Matters as disclosed by survey recorded June 20, 2005 under Auditor's File No. 200506200181 , records of Skagit County, Washington.

3. Municipal assessments and impact fees, 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 29, 2022

between Austin D Werts Lindsey E Juen ("Buyer")
Buyer Buyer

and Thomas Buser Rita Buser ("Seller")
Seller Seller

concerning 1306 Berniece 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.

Authenti:
Austin D Werts 05/29/2022
Buyer Date

Authenti:
Lindsey Juen 05/29/2022
Buyer Date

[Signature] 5/30/22
Seller Date

[Signature] 5/30/22
Seller Date