

When recorded return to:

David Richardson
Alchemy Group LLC
14301 Jura Dr
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052874
207394-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Herbert A. Swanson, an unmarried person, 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 Alchemy Group LLC

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

Tract 4, City of Mount Vernon Short Plat No. MV-6-83, approved September 1, 1983 and recorded
September 20, 1983, under Auditor's File No. 8309200011 in Volume 6 of Short Plats, page 84,
records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P25859 / 340417-1-004-0209

Subject to: See Exhibit "A" attached hereto and made a part hereof

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224077

Oct 05 2022

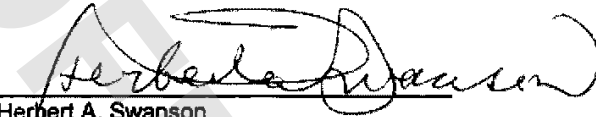
Amount Paid \$13861.20

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

SPECIAL EXCEPTIONS


Dated: September 30, 2022



Herbert A. Swanson

State of WASHINGTON
County of THURSDAY

This record was acknowledged before me on 10/2/2022 by Herbert A. Swanson.



(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My commission expires: 8/25/2023



Exhibit "A"

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: MV-15-79 Recorded: December 6, 1979 Auditor's File No.: 7912060017
2. 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: MV-6-83 Recorded: September 20, 1983 Auditor's File No.: 8309200011
3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS: Recorded: November 9, 1979 Auditor's File No.: 7911090023 Modification of said covenants, conditions and restrictions as recorded February 1, 1980 under Auditor's File No. 8002010053 . Said covenants and amendment thereto, were annexed as to said premises by instrument recorded December 9, 1983 under Auditor's File No. 8312090030 .
4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF Recorded: October 21, 1980 Auditor's File No.: 8010210036
5. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 9/14/22
between Alchemy Group LLC ("Buyer")
Buyer Buyer
and Herbert A Swanson ("Seller")
Seller Seller
concerning 1518 Pacific Pl Mount Vernon WA 98273 (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.

Authentication
Diana L Richardson 09/14/22
Buyer Date
Authentication
David J Richardson 09/14/22
Buyer Date

Authentication
Herbert A Swanson 09/01/2022
Seller Date
Seller Date