

When recorded return to:
Emily Jeanne Olson Rawlings and Richard Wilson
Rawlings
505 West Blackburn Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224117
Oct 07 2022
Amount Paid \$7365.00
Skagit County Treasurer
By Angie Aiumu Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620052794

Escrow No.: 620052794

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sean R. Watkinson and Rachel A. Watkinson, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Emily Jeanne Olson Rawlings and Richard Wilson Rawlings, 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.)

PTN OF LTS 6 AND 7, BLK 5, FISHER'S REPLAT OF BLOCK 5-6 AND PART TRACT H,
MCLEAN'S THIRD STREET ADDN TO MOUNT VERNON

Tax Parcel Number(s): P52837 / 3722-005-007-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 29, 2022

Sean R. Watkinson
Sean R. Watkinson

Rachel A. Watkinson
Rachel A. Watkinson

State of Washington
County of Skaagit

This record was acknowledged before me on 10/04/2022 by Sean R. Watkinson and Rachel A. Watkinson.

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): P52837 / 3722-005-007-0003

THAT PORTION OF LOTS 6 AND 7, BLOCK 5, "FISHER'S REPLAT OF BLOCK 5-6 AND PART TRACT-H MCLEAN'S THIRD STREET ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 100 FEET;
THENCE WEST TO A POINT ON THE WEST LINE OF LOT 7, WHICH IS 100 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 7;
THENCE SOUTH TO THE SOUTHWEST CORNER OF LOT 7;
THENCE EAST TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF VACATED ALLEY ADJACENT TO LOT 7 WHICH HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW.

EXCEPT FROM THE ABOVE DESCRIBED TRACTS, THE SOUTH 10 FEET THEREOF CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES BY DEED DATED JULY 31, 1973, RECORDED AUGUST 14, 1973, UNDER AUDITOR'S FILE NO. 789369.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 Fisher's Replat of Blocks 5-6 and Part of Tract H McLean's Third Street Addition to Mt. Vernon:

Recording No: Volume 5 of Plats, Page 34

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Mt Vernon.
4. City, county or local improvement district assessments, if any.
5. Public or private easements, if any, over vacated portion of said premises.
6. 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."