

When recorded return to:
Aubrie Davidson
1031 North Bel Air Drive
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052860

CHICAGO TITLE
620052860

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224132

Oct 07 2022

Amount Paid \$6725.00
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darryl Alvin Bauer and Kelly Dawn Bauer, Trustees of the Darryl Alvin Bauer and Kelly Dawn Bauer Trust dated December 13, 2021

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Aubrie Davidson and Matthew Kaska, both unmarried individuals

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 32, BEL-AIR MANOR SECOND ADDITION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 7 OF PLATS, PAGE 97, 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): P52356 / 3706-000-032-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 6, 2022

The Darryl Alvin Bauer and Kelly Dawn Bauer Trust dated December 13, 2021

BY: Darryl Bauer
Darryl Alvin Bauer
Trustee

BY: Kelly Dawn Bauer
Kelly Dawn Bauer
Trustee

State of Washington
County of Skagit

This record was acknowledged before me on 10-7-2022 by Darryl Alvin Bauer and Kelly Dawn Bauer as Trustees of the Darryl Alvin Bauer and Kelly Dawn Bauer Trust dated September 12, 2022.

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

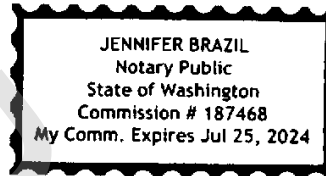


EXHIBIT "A"**Exceptions**

1. 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 Plat of Bel-Air Manor Second Addition:

Recording No: 579339
2. Covenants, conditions, restrictions and easements 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: December 3, 1959
Recording No.: 588494
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Mount Vernon
Purpose: Drainage and appurtenances
Recording Date: June 10, 1968
Recording No.: 714528
Affects: Portion of said premises
4. Agreement and the terms and conditions thereof:

Executed by: N.H. Lee and Marie Lee, husband and wife and Albert W. Dwelle and Margaret M. Dwelle, husband and wife
Recording Date: July 16, 1919
Recording No.: 134278
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: July 10, 1968
Recording No.: 715665
Affects: Portion of said premises

EXHIBIT "A"

**Exceptions
(continued)**

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.

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 September 14, 2022
between Aubrie Davidson Matthew Kaska ("Buyer")
Buyer Buyer
and Darryl Alvin Bauer & Kelly Dawn Bauer Trust ("Seller")
Seller Seller
concerning 1031 N Belair Drive 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
Aubrie Davidson 09/14/2022
Buyer Date
Authentication
[Signature] 09/14/2022
Buyer Date

Authentication
Kelly Bauer, as Trustee 09/15/22
Seller Date
Authentication
Darryl Bauer, as Trustee 09/15/22
Seller Date