

**When recorded return to:**

Maria A. Ibarra  
2757 East Section Street  
Mount Vernon, WA 98274

CHICAGO TITLE

620053148

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053148

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224810

Dec 07 2022

Amount Paid \$4005.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John E. Seymour and Robbyn L. Seymour, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Maria A. Ibarra, an unmarried person

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. SE SW, 21-34-4E, W.M.

Tax Parcel Number(s): P27030 / 340421-0-037-0008

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: November 30, 2022

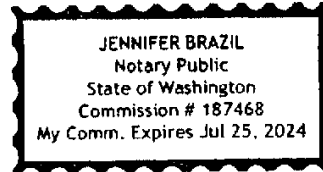
John E. Seymour  
John E. Seymour  
Robbyn L. Seymour  
Robbyn L. Seymour

State of Washington

County of Skagit

This record was acknowledged before me on December 1, 2022 by John E. Seymour  
and Robbyn L. Seymour.

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P27030 / 340421-0-037-0008**

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The West half (except the East 30 feet of said West half) of the following described tract:

That portion of the Southeast Quarter of the Southwest Quarter of Section 21, Township 34 North, Range 4 East W.M., described as follows:

Beginning at the intersection of the East line of the West 495 feet of said subdivision with the North line of the County Road running along the South line of said Section 21;  
thence North along said East line of the West 495 feet of said subdivision 150 Feet;  
thence East parallel with the North line of said County Road to a point on a line which is parallel with the North line of said County Road to a point on a line which is parallel with and 600 feet West of the East line of said subdivision;  
thence South along said parallel line to the North line of the aforementioned County Road;  
thence West along the North line of said County Road to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. Assessments, if any, levied by Mount Vernon.
3. 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  
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MMI 11/14/22

The following is part of the Purchase and Sale Agreement dated November 13, 2022 *JS 11-14-22*  
between Maria A Ibarra *Maria A Ibarra* (Buyer)  
and John E Seymour *John E Seymour* (Seller)  
and Robbyn Seymour *Robbyn Seymour* (Seller)  
concerning 2757 E Section St *2757 E Section St* Mount Vernon WA 98274 (the "Property")  
*Mount Vernon WA 98274*

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.35, 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.

*[Signature]* \_\_\_\_\_ 11/14/22 \_\_\_\_\_  
Buyer Date Seller Date  
\_\_\_\_\_  
Buyer Date Seller Date