

When recorded return to:

Northwest Youth Services, a Washington nonprofit
corporation
1020 North State Street
Bellingham, WA 98225

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20235429

Feb 08 2023

Amount Paid \$15605.99
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

**CHICAGO TITLE COMANY
620053102**

Escrow No.: 620053102

STATUTORY WARRANTY DEED

THE GRANTOR(S) Senal M. Perera and Shelly Perera, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration and as
part of an IRC section 1031 Exchange
in hand paid, conveys, and warrants to Northwest Youth Services, a Washington nonprofit corporation

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

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

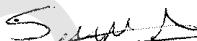
Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. G.L. 9, 19-34-4E, W.M.


Tax Parcel Number(s): P26595 / 340419-0-244-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: **02/07/2023**

Senal M. Perera

Shelly PereraState of Washington
County of SnohomishThis record was acknowledged before me on 2/7/2023 by
Senal M. Perera + Shelly Perera

(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-4-26

NOTARY PUBLIC STATE OF WASHINGTON SHARON E. SCHOONOVER License Number 173976 My Commission Expires 09-04-2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26595 / 340419-0-244-0001

That portion of Government Lot 9 in Section 19, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point 1,395 feet North and 30 feet West of the Quarter corner between Sections 19 and 20, in Township 34 North, Range 4 East, W.M.;
Thence West 118.32 feet;
Thence North 60 feet;
Thence East 118.32 feet;
Thence South 60 feet to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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."

2. Assessments, if any, levied by City of Mount Vernon.
3. City, county or local improvement district assessments, if any.
4. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.