

When recorded return to:
Dylan Berg and Jessica Berg
22859 Lake Terrace Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236435
May 10 2023
Amount Paid \$9072.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620053818

Escrow No.: 620053818

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jameslee L. Mendiola and Jessica G. Mendiola, 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 Jessica Berg and Dylan Berg, 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.)

LT 2, CITY OF MOUNT VERNON SP NO. LU-04-091 **PTN SW 09-34-04**

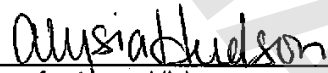
Tax Parcel Number(s): P125057 / 340409-3-015-0700

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5/8/2023
Jameslee L. Mendiola
Jessica G. MendiolaState of WashingtonCounty of SkagitThis record was acknowledged before me on May 8, 2023 by Jameslee L. Mendiola and Jessica C. Mendiola.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125057 / 340409-3-015-0700

LOT 2, CITY OF MOUNT VERNON SHORT PLAT NO. LU-04-091, AS APPROVED SEPTEMBER 18, 2006 AND RECORDED SEPTEMBER 21, 2006 UNDER AUDITOR'S FILE NO. 200609210114, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, WATER PIPELINE AND UTILITIES AS DELINEATED ON THE FACE OF CITY OF MOUNT VERNON SHORT PLAT NO. LU-04-091, AS APPROVED SEPTEMBER 18, 2006 AND RECORDED SEPTEMBER 21, 2006 UNDER AUDITOR'S FILE NO. 200609210114, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 City of Mount Vernon Short Plat No. MV-1-79:

Recording No: 895203

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: David W. Kemble and Susan A. Kemble, husband and wife
 Purpose: A driveway for vehicular and pedestrian ingress and egress
 Recording Date: December 15, 1993
 Recording No.: 9312150114
 Affects: Portion of said premises

3. 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 City of Mount Vernon Short Plat No. LU-04-091:

Recording No: 200609210114

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. 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,

EXHIBIT "B"

Exceptions (continued)

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."

6. Assessments, if any, levied by Mt Vernon.
7. City, county or local improvement district assessments, if any.