

**When recorded return to:**  
Jonah Kyle Sturdy  
1517 Shirley Place  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236599  
**May 23 2023**  
Amount Paid \$2805.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

**CHICAGO TITLE**  
U20053592

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053592

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Barbara Sturdy, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jonah Kyle Sturdy, an unmarried person

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

The West half of Lot 3 in Block 1 of McLean's Third Street Addition to Mount Vernon as per Plat recorded in Volume 3 of Plats, page 66, records of Skagit County.

EXCEPT the West 30 feet thereof conveyed to the City of Mount Vernon for street purposes.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P53440 / 3739-001-003-0205

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

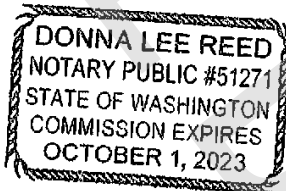
Dated: 5.15.2023

X Barbara J. Sturdy  
Barbara Sturdy

State of Washington  
County of Skagit

This record was acknowledged before me on 5-15-23 by  
Barbara J. Sturdy

Donna Lee Reed  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: Skagit



**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 McLean's Third Addition to Mount Vernon:

Recording No: 67112

2. 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."

3. 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.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by the City of Mount Vernon.