

**When recorded return to:**

Keniseli P. Salave'a and Sandra J. Salave'a  
1423 Blackberry Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236683

May 31 2023

Amount Paid \$6805.00  
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

Escrow No.: 620054153

**CHICAGO TITLE**  
620054153

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ryan R. LaRue and Kari L. LaRue, 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 Keniseli P. Salave'a and Sandra J. Salave'a, a married couple

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

LOT 10, PLAT OF BLACKBERRY MEADOWS, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 16 OF PLATS, PAGES 147 AND 148, 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): P110833 / 4686-000-010-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 5/30/23Ryan R. LaRue  
Ryan R. LaRueKari L. LaRue  
Kari L. LaRueState of WashingtonCounty of SkagitThis record was acknowledged before me on May 30, 2023 by Ryan R. LaRue.Alysia Hudson

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 03/01/2024State of WashingtonCounty of SkagitThis record was acknowledged before me on May 30, 2023 by Kari L. LaRue.Alysia Hudson

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 03/01/2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**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 Blackberry Meadows:

Recording No: 9611180101

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: December 22, 1994  
Recording No.: 9412220058  
Affects: Portion of said premises

3. Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: April 30, 2018  
Recording No.: 201804300193

4. 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."

**EXHIBIT "A"**

Exceptions  
(continued)

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