

When recorded return to:
Anthony Siverson and Anna Siverson
2419 E Montgomery Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236969
Jun 20 2023
Amount Paid \$8654.20
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
620054047

Escrow No.: 620054047

STATUTORY WARRANTY DEED

THE GRANTOR(S) Guadalupe Batista and Concepcion Batista, 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 Anthony Siverson and Anna Siverson, 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 39, COLLEGE MEADOW DIV. 2

Tax Parcel Number(s): P81187 / 4390-000-039-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 14, 2023

Guadalupe Batista
Guadalupe Batista

Concepcion Batista
Concepcion Batista

State of Washington
County of Skagit

This record was acknowledged before me on 06/14/2023 by Guadalupe Batista and Concepcion Batista.

Jana K Quin
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

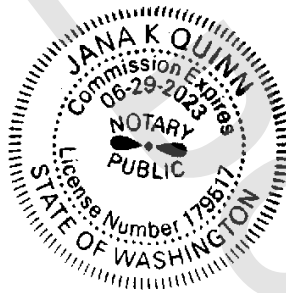


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81187 / 4390-000-039-0005

LOT 39, COLLEGE MEADOW DIV. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 12 OF PLATS, PAGE 42, 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 the Plat of College Meadow Div. No. 2:

Recording No: 894876

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 17, 1979

Recording No.: 894877

3. Standard Participation Contract Certificate of Payment and Release for Sewer Connection Charge and the terms and conditions thereof:

By: Kerr-Belmark Construction

Between: The City of Mt. Vernon

Recording Date: September 12, 1979

Recording No.: 7909120015

Said agreement constitutes a covenant running with the land.

4. Water Development Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County and Kerr-Belmark Construction

Recording Date: May 29, 1981

Recording No.: 8105290045

Said instrument is a re-recording of instrument recorded under Recording No. 7904100040.

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.

EXHIBIT "B"
Exceptions
(continued)

7. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 11th, 2023
between Anthony Siverson Anna Siverson ("Buyer")
Buyer Buyer
and Guadalupe Batista Concepcion Batista ("Seller")
Seller Seller
concerning 2419 E Montgomery St Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resources 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.

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.

Anthony Siverson 05/11/2023
Signature Date
Buyer Date

Guadalupe Batista 5-11-23
Signature Date
Seller Date

Anna Siverson 05/11/2023
Signature Date
Buyer Date

Concepcion Batista 5-11-23
Signature Date
Seller Date