

POOR ORIGINAL

202310030015

10/03/2023 12:09 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

TICOR TITLE

70210627
When recorded return to:
Ronn Ouye and Britni Ouye
605 Cosgrove St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238269

Oct 03 2023

Amount Paid \$6405.00
Skagit County Treasurer
By Shannon Burrow Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin Gibson, 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 Ronn Ouye and Britni Ouye, a married couple

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

LOT 1, BLOCK 3, "WEST MT. VERNON, SKAGIT CO.", AS PER PLAT RECORDED IN VOLUME
2 OF PLATS,
PAGE 81, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

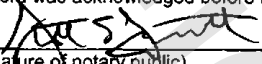
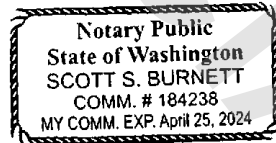
Tax Parcel Number(s): P54809

STATUTORY WARRANTY DEED
(continued)

Dated: September 26, 2023


Kevin Gibson

State of Washington

County of SKagitThis record was acknowledged before me on 30 Sept 2023 by Kevin Gibson.
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 4-25-24

SCHEDULE B, PART II - Exceptions**SPECIAL 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 West Mt. Vernon, Skagit Co.:

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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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Mt Vernon.