

202312150063

12/15/2023 02:25 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

**When recorded return to:**  
Jason Williams  
1110 S 9th Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20239052  
Dec 15 2023  
Amount Paid \$9918.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE COMPANY**  
**620053922**

Escrow No.: 620053922

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam Nuanes and Sarah Nuanes, also appearing of record as Adam G. Nuanes and Sarah E. Nuanes, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Morgan Curry, an unmarried person and Jason Williams, an unmarried person

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

LOT 3 AND THE NORTH 1/2 OF LOT 4, BLOCK 25, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, 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): P53681 / 3741-025-004-0001,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 12, 2023

\_\_\_\_\_  
Adam Nuanes

Snuans  
\_\_\_\_\_  
Sarah Nuanes

State of Washington  
County of Snohomish

This record was acknowledged before me on 12/12/2023 by  
Sarah Nuanes

Sharon E. Schoonover  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 9-4-26

**NOTARY PUBLIC**  
**STATE OF WASHINGTON**  
**SHARON E. SCHOONOVER**  
License Number 173976  
My Commission Expires 09-04-2026

**STATUTORY WARRANTY DEED**  
(continued)

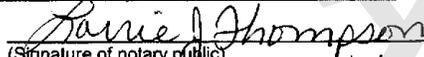
Dated: 12-12-23

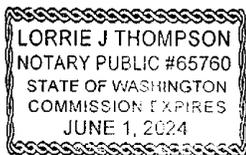
  
Adam Nuanes

\_\_\_\_\_  
Sarah Nuanes

State of Washington  
County of Snohomish

This record was acknowledged before me on 12-12-2023 by  
Adam Nuanes

  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 6-1-2024



**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 Map of Millett's To Mt. Vernon, Skagit County, Washington:

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