

202312180057

12/18/2023 03:24 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:
Jason W Williams
21224 Plaza Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20239068
Dec 18 2023
Amount Paid \$165.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE
500147457

Escrow No.: 500147457

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam Nuanes, an unmarried person and Sarah Nuanes, 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 Jason W Williams, an unmarried person and Morgan Curry, an unmarried person

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

LOTS 9, 10 AND THE SOUTH 25 FEET OF LOT 11, BLOCK 26, "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): P53691 / 3741-026-011-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 12, 2023

Adam Nuanes
anuans

Sarah Nuanes

State of _____
County of _____
This record was acknowledged before me on _____ by Adam Nuanes.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of Washington
County of Snohomish
This record was acknowledged before me on 12/12/2023 by Sarah Nuanes.

Sharon E. Schoover

(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-4-25

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

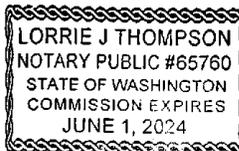
STATUTORY WARRANTY DEED
(continued)

Dated: 12-12-23

[Signature]

Adam Nuanes

Sarah Nuanes



State of Washington
County of Skagit

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

[Signature]

(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 6-1-2024

State of _____

County of _____

This record was acknowledged before me on _____ by Sarah Nuanes.

(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

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.