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04/04/2024 11:12 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Allison Ruth Covey and Andrew Edward Bennett
9369 Prospect Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240131

Apr 04 2024

Amount Paid \$9740.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE COMPANY
620055974

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245462209

STATUTORY WARRANTY DEED

THE GRANTOR(S) Olivia Ann Yates O'Donnell and Joshua John O'Donnell, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Allison Ruth Covey and Andrew Edward Bennett, a married
couple

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

TRACT 20 OF MOUNTAIN VISTA ADDITION, SKAGIT COUNTY, WASH., ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 65, 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): P67653, 3960-000-020-0008

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

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 Mountain Vista Addition Skagit County Wash:
Recording No: 539409

Ordinance No. 1481-04 and the terms and conditions thereof:

Recording Date: October 13, 2004

Recording No.: 200410130026

In Favor of: City of Sedro-Woolley

Affects: Said premises and other property

Which states in part, as follows:

Residential User Connection Fee. ...shall pay a special connection fee in the sum of Three Thousand Four

Hundred Twenty Six dollars (\$3,426.00) for each residential dwelling unit connected to the sanitary sewer.

Nonresidential User Connection Fee. ...shall pay a special connection fee for each nonresidential structure or

nonresidential use connected to the sanitary sewer in the sum of Three Thousand Four Hundred Twenty Six

dollars (\$3,426.00) for each equivalent residential unit ("ERU").

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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,

STATUTORY WARRANTY DEED
(continued)

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."

Dated: March 21, 2024

Olivia Ann Yates O'Donnell
Olivia Ann Yates O'Donnell

Joshua John O'Donnell
Joshua John O'Donnell

State of Washington
County of Washcom 3-21-2024

This record was acknowledged before me on _____ by Olivia Ann Yates O'Donnell and Joshua John O'Donnell.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 3-5-27

