

202406250018

06/25/2024 10:52 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

**When recorded return to:**  
Stacy Verrall  
219 South 10th Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241087  
Jun 25 2024  
Amount Paid \$4005.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMMUNITY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
L 200 50420

Escrow No.: 620056420

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard W. Staples, an unmarried person, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Stacy Verrall, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 12, Block 6, Eastern Addition to Mt. Vernon, according to the plat thereof, recorded in Volume  
2 of Plats, page 100, 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): P52728 / 3718-006-012-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

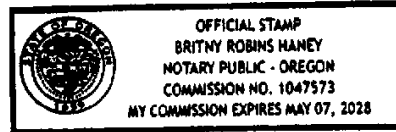
Dated: ~~6-21-2024~~ <sup>v.d</sup> 6-21-2024

Victoria Paton Abrams  
Richard W Staples by Victoria Paton Abrams,  
his attorney in fact

State of Oregon  
County of Deschutes

This record was acknowledged before me on 6/21/2024 by Victoria Paton  
Abrams, as attorney in fact for Richard W. Staples.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Oregon  
My appointment expires: May 7th 2028



**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 Eastern Addition to Mount Vernon:

Recording No: Volume 2, page 100

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. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account No.:	P52728 / 3718-006-012-0000
Levy Code:	0930
Assessed Value-Land:	\$193,100.00
Assessed Value-Improvements:	\$46,900.00

General and Special Taxes:	
Billed:	\$0.00
Paid:	\$0.00
Unpaid:	\$0.00

**EXHIBIT "A"**  
Exceptions  
(continued)

4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by the City of Mount Vernon.