

202407260059

07/26/2024 02:53 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**  
Michael Lee Miller  
1512 Sarah Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241530

Jul 26 2024

Amount Paid \$9063.60  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620056827

Escrow No.: 620056827

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacob A. Scherr and Ann M. Scherr, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Michael Lee Miller, an unmarried person and Tamara Trbojevic, an unmarried person

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

LOT 22, PLAT OF BLACKBURN RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGES 206 THROUGH 208, 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): P113171 / 4708-000-022-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

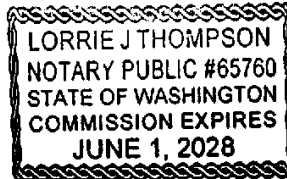
Dated: 7/22/24

Jacob A. Scherr

Jacob A. Scherr

Ann M. Scherr

Ann M. Scherr



State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on July 22, 2024 by Jacob A. Scherr.

Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of WASHINGTON

My appointment expires: 6-1-2028

State of Washington

County of SKagit

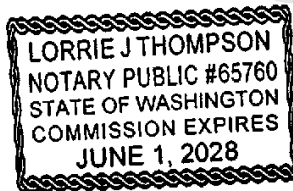
This record was acknowledged before me on July 22, 2024 by Ann M. Scherr.

Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
  - Recorded: November 20, 1975
  - Auditor's No.: 826431, records of Skagit County, Washington
  - Affects: The West 20 feet of the East 120 feet of the North 600 feet of said plat
  
2. Easement, including the terms and conditions thereof, granted by instrument;
  - Recorded: November 15, 1977
  - Auditor's No.: 868658, records of Skagit County, Washington
  - In favor of: Puget Sound Power and Light Company
  - For: Electric transmission and/or distribution line, together with necessary appurtenances
  - Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline within said plat
  
3. Agreement, including the terms and conditions thereof;
  - By: Mount Vernon City Engineer
  - And Between: Keith and Regina Ash
  - Recorded: June 1, 1981
  - Auditor's No.: 8106010035, records of Skagit County, Washington
  
4. Standard Participation Contract, including the terms and conditions thereof;
  - Between: City of Mount Vernon, a municipal corporation
  - And: Keith and Regina Ash, husband and wife
  - Dated: September 16, 1981
  - Recorded: September 23, 1981
  - Auditor's No.: 8109230024, records of Skagit County, Washington
  - Providing: Right to connect subject property to city sewer
  
5. Terms and conditions of that City of Mount Vernon Ordinance;
  - Recorded: September 30, 1993
  - Auditor's No.: 9309300144, records of Skagit County, Washington
  - Ordinance No.: 2557
  
6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
  - Recording Date: January 29, 1998

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

Recording No.: 9801290061

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 11, 2000

Recording No.: 200010110006

7. 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 Plat of Blackburn Ridge:

Recording No: 9801300134

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 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."

10. Assessments, if any, levied by Blackburn Ridge Homeowners Association.
11. Assessments, if any, levied by Mt Vernon.

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

12. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 6th, 2024

between MICHAEL MILLER Tamara Trbojevic ("Buyer")  
Buyer Buyer  
and Jacob A Scherr Ann M Scherr ("Seller")  
Seller Seller  
concerning 1512 Sarah St Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

DocuSigned by:  
MICHAEL MILLER 7/6/2024  
DocuSign Envelope ID: ...  
Buyer Date

Authenticated:  
Jacob A Scherr 06/21/2024  
DocuSign Envelope ID: ...  
Seller Date

DocuSigned by:  
Tamara Trbojevic 7/6/2024  
DocuSign Envelope ID: ...  
Buyer Date

Authenticated:  
Ann M Scherr 06/21/2024  
DocuSign Envelope ID: ...  
Seller Date