

202408300037

08/30/2024 10:03 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Scott T McMullen and Nelma V McMullen
1902 S 14th St
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241976

Aug 30 2024

Amount Paid \$1800.20

Skagit County Treasurer

By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057051

CHICAGO TITLE

620057051

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Swayne, Personal Representative of the Estate of Darlene A. Swayne
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Scott T McMullen and Nelma V McMullen, a married couple

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

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

Abbreviated Legal: (Required If full legal not inserted above.)

PTN NW 1/4 SW 1/4 29-34-4E

Tax Parcel Number(s): P28222/340429-0-074-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 8/20/24

Estate of Darlene A. Swayne

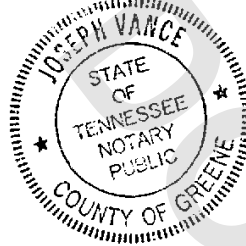
BY: Matthew Swayne
Matthew Swayne
Personal RepresentativeState of TNCounty of SullivanThis record was acknowledged before me on 8-20-2024 by Matthew Swayne as
Personal Representative of Estate of Darlene A. Swayne.[Signature]
(Signature of notary public)Notary Public in and for the State of TNMy appointment expires: 02/28/2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28222/340429-0-074-0004

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST AND WEST CENTERLINE OF SAID SECTION 29, WHICH
IS 198 FEET EAST OF THE CENTER OF SAID SECTION; THENCE SOUTH TO THE SOUTH LINE
OF THE ROAD WHICH RUNS EAST AND WEST ALONG SAID CENTERLINE, AS THE SAME
EXISTED ON FEBRUARY 21, 1953; THENCE EAST 60 FEET;
THENCE SOUTH 140 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 190 FEET;
THENCE WEST 60 FEET;
THENCE NORTH 190 FEET;
THENCE EAST 60 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Survey:

Recording No: 201206200078

2. Any loss that may arise out of no recorded access to the herein described property
3. 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."

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

John L. Scott
REAL ESTATE

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 06, 2024

between Scott T McMullen Nelma V McMullen ("Buyer")
Buyer Buyer
and Darlene A Swayne ("Seller")
Seller Seller
concerning 2005 South 15th Street Mount Vernon WA 98273 (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.

Scott T McMullen 8/6/24 Matthew Swayne 08/06/24
Buyer Date Seller Date
Nelma V McMullen 8/6/24
Buyer Date Seller Date