

When recorded return to:
Delaney N. Bullinger
416 N 6th St.
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242018

Sep 03 2024

Amount Paid \$3605.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Escrow No.: 245464387

Chicago Title
620056717

STATUTORY WARRANTY DEED

THE GRANTOR(S) Delaney N. Bullinger, Personal Representative of The Estate of Lora Louise Newman, Deceased (Whatcom County Superior Court Case No. 23-4-0116-37)

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 Delaney N. Bullinger, a single person

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

LOT 2, BLOCK 4, STORIE AND CARPENTER'S ADDITION TO MOUNT VERNON, ACCORDING
TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 58, 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): 3760-004-002-0004, P54432

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

law, as set forth on the Plat of Storie & Carpenter's Addition to the City of Mt. Vernon:
Recording No: 61681

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

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.

STATUTORY WARRANTY DEED

(continued)

Dated: 8/30/24

The Estate of Lora Louise Newman

BY: Delaney N. Bullinger
Delaney N. Bullinger
Personal RepresentativeState of WashingtonCounty of LeShatcomThis record was acknowledged before me on 8-30-2024 by Delaney N. Bullinger as Personal Representative of The Estate of Lora Louise Newman.[Signature]
(Signature of notary public)
Notary Public in and for the State of USA
My appointment expires: 3-5-27