

When recorded return to:

Maria Montserrat Grajeda Lazo and Humberto
Perez Reynoso
802 79th Dr NE
Lake Stevens, WA 98258

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242196
Sep 18 2024
Amount Paid \$4485.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620056045

Escrow No.: 620056045

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jennifer Brown as Personal Representative of The Estate of Kenneth Steven Brown, deceased and The Estate of Lynn Suzanne Brown, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Maria Montserrat Grajeda Lazo and Humberto Perez Reynoso, 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.)

LT1 , BLK 2, "CONWAY'S ADDITION TO THE CITY OF MT. VERNON," AND LT 7, BLK 5,
"STORIE AND CARPENTER ADDITION TO MOUNT VERNON

Tax Parcel Number(s): P52555 / 3715-002-001-0005, P54449 / 3760-005-007-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 9/17/24

The Estate of ^{*Steven} Kenneth Brown, deceased

BY: [Signature]
Jennifer Brown
Personal Representative

The Estate of Lynn Suzanne Brown, Deceased

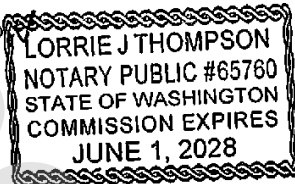
BY: [Signature]
Jennifer Brown
Personal Representative

State of Washington

County of SKagit

This record was acknowledged before me on September 17, 2024 by Jennifer Brown as Personal Representative of The Estate of ^{*Steven} Kenneth Brown, deceased.

[Signature]
(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 September 17, 2024 by Jennifer Brown as Personal Representative of The Estate of Lynn Suzanne Brown, Deceased.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

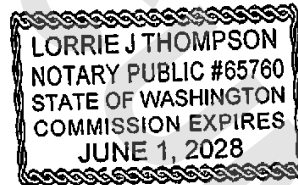


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P52555 / 3715-002-001-0005 and P54449 / 3760-005-007-0006

LOT1 , BLOCK 2, "CONWAY'S ADDITION TO THE CITY OF MT. VERNON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 57, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE EAST 7 FEET AND 6 INCHES OF LOT 7, BLOCK 5, "STORIE AND CARPENTER ADDITION TO MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 58, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 the Plat of Storie & Carpenter Addition to the City of Mt Vernon:

Recording No: 61681

2. 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 the Plat of Conway's Addition to the City of Mt. Vernon:

Recording No: 61246

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Mt Vernon.
5. 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."

EXHIBIT "B"
Exceptions
(continued)

6. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 09/02/2024
between Maria Montserrat Grajeda Lazo Humberto Perez Reynoso ("Buyer")
Buyer Buyer
and The Estate of Kenneth and Lynn Brown ("Seller")
Seller Seller
concerning 320 Evergreen St 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.

Authentication
Humberto Perez Reynoso 09/02/2024

Buyer Date

Authentication
Jennifer Brown, Administrator 08/01/2024

Seller Date

Authentication
Maria Grajeda Lazo 09/02/2024

Buyer Date

Seller Date