

When recorded return to:
Mitchell P Rhodes and Elizabeth L Rhodes
2011 S 19th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250947
Apr 02 2025
Amount Paid \$9384.00
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

Escrow No.: 620058100

~~620058100~~
CHICAGO TITLE
620058100

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond D. Avery and Kathleen R. Cook-Avery, 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 Mitchell P Rhodes and Elizabeth L Rhodes, 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.)

TRACT 3, SP NO. MV-11-81, REC NO. 8108110049 PTN NE 1/4 SE 1/4 SEC 29-34-4E, W.M

Tax Parcel Number(s): P28070 / 340429-0-002-0209

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/2/25

Raymond D. Avery
Raymond D. Avery

Kathleen R. Cook-Avery
Kathleen R. Cook-Avery

State of Washington

County of SKagit

This record was acknowledged before me on April 2, 2025 by Raymond D. Avery and Kathleen R. Cook-Avery.

Lorrie J. Thompson
(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): P28070 / 340429-0-002-0209

TRACT 3, MOUNT VERNON SHORT PLAT NO. MV-11-81, APPROVED AUGUST 4, 1981, AND RECORDED AUGUST 11, 1981, IN VOLUME 5 OF SHORT PLATS, PAGE 111, UNDER AUDITOR'S FILE NO. 8108110049, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS AND FOR UTILITIES OVER, UNDER AND ACROSS THE EASTERLY MOST 120 FEET OF TRACT 2, MOUNT VERNON SHORT PLAT NO. MV-11-81, APPROVED AUGUST 4, 1981, AND RECORDED AUGUST 11, 1981, IN VOLUME 5 OF SHORT PLATS, PAGE 111, UNDER AUDITOR'S FILE NO. 8108110049, 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 MOUNT VERNON SHORT PLAT NO. MV-11-81:

Recording No: 8108110049

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: August 10, 1990
 Recording No.: 9008100091
 Affects: East 10 feet of said premises

3. Joint Access and Maintenance Agreement and Utility Easement and the terms and conditions thereof

Recording Date: May 10, 1991
 Recording No.: 9105100009

4. Skagit County Right to Farm Disclosure

Recording Date: November 7, 2014
 Recording No.: 201411070062

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.

EXHIBIT "B"Exceptions
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Mt Vernon.
8. 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 03/02/25
between Mitchell P Rhodes Elizabeth L Rhodes ("Buyer")
Buyer Buyer
and Kathleen Cook-Avery Raymond D Avery ("Seller")
Seller Seller
concerning 2011 S. 19th Street 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.

Authenticates
Mitchell Rhodes 03/02/25
Buyer Date

Authenticates
Kathleen Cook-Avery 02/26/2025
Seller Date

Authenticates
Elizabeth Rhodes 03/02/25
Buyer Date

Authenticates
Raymond D Avery 02/26/2025
Seller Date