

When recorded return to:
Jenny Meza
729 N 4th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251170
Apr 18 2025
Amount Paid \$6597.00
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

CHICAGO TITLE

620057650

Escrow No.: 620057650

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan J. Bierer, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jenny Analy Meza, a married woman as her sole and separate
property

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 GOVT LT. 9, 19-34-4E, W.M

Tax Parcel Number(s): P26580 / 340419-0-232-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 9, 2025



Ryan J. Bierer



Adriana Lyn Bierer

State of Washington
County of Island

This record was acknowledged before me on 4/9/2025 by Ryan J. Bierer and
Adriana Lyn Bierer.



(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 8/4/2025

NOTARY PUBLIC
STATE OF WASHINGTON
JAMIE WHITON
License Number 144556
My Commission Expires 08-04-2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **P26580 / 340419-0-232-0005**

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 272.5 FEET SOUTH AND 130 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION;
THENCE WEST 92.5 FEET;
THENCE SOUTH 50 FEET;
THENCE EAST 92.5 FEET;
THENCE NORTH 50 FEET TO THE PLACE OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR PRIVATE PURPOSES AS A MEANS OF INGRESS TO AND EGRESS FROM SAID PROPERTY, OVER A STRIP OF LAND 12 FEET WIDE, THE CENTERLINE OF WHICH RUNS FROM THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT EAST TO FOURTH STREET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to: The City of Mount Vernon
Purpose: Sewer
Recording Date: May 7, 1931
Recording No.: 243161
Affects: South 6 Feet of Said Premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mount Vernon Construction Co, Inc.
Purpose: Sewer pipe
Recording No.: 868735
Affects: East 10 Feet of Said Premises
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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.