

When recorded return to:
Shelby Carr and Joshua Todd Pepe
480 House Pl
Camano Island, WA 98282

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251746
Jun 06 2025
Amount Paid \$8245.00
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

Le 20059085

Escrow No.: 620059085

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald J. Baer and Laura M. Baer, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Shelby Carr and Joshua Todd Pepe, 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.)

LT 8, PLAT OF HIGHLAND GLEN DIV. NO. 4

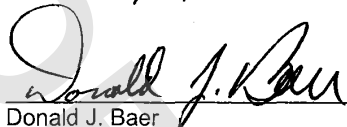
Tax Parcel Number(s): P81355 / 4395-000-008-0007

Subject to:

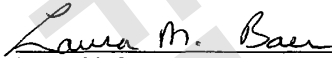
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

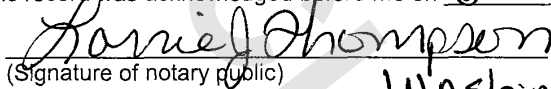
(continued)

Dated: 6/5/25

Donald J. Baer



Laura M. Baer

State of WashingtonCounty of SkagitThis record was acknowledged before me on 6-5-2025 by Donald J. Baer and Laura M. Baer.

(Signature of notary public)

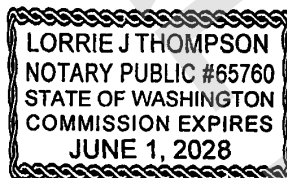
Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81355 / 4395-000-008-0007

LOT 8, PLAT OF HIGHLAND GLEN DIV. NO. 4, AS PER PLAT RECORDED IN VOLUME 12 OF
PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 set forth in a document:

In favor of:	Albert W. Owelle
Purpose:	Water main
Recording Date:	June 15, 1918
Recording No.:	126149
Affects:	as described in said instrument
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 Highland Glen Div. No. 4:

Recording No: 7903010001

Supplemental dedication to the Plat of Highland Glen Division No. 4 was recorded under:

Recording No.: 7903060061.
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 City of Mount Vernon.
5. 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 05/15/25
between Shelby Carr Joshua Pepe ("Buyer")
Buyer Buyer
and Donald J Baer Laura M Baer ("Seller")
Seller Seller
concerning 308 N 18th Pl 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
Shelby Carr 05/15/25
Buyer Date
Authentication
Joshua Pepe 05/15/25
Buyer Date

Laura M. Baer 5/9/25
Seller Date
Donald J. Baer 5/9/25
Seller Date