

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251921

Jun 20 2025

Amount Paid \$7925.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Christine Colson
1031 N Bel Air Drive
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
500159794

Escrow No.: 500159794

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aubrie Davidson, an unmarried person, as her separate estate and Matthew Kaska, an unmarried person, 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 Christine Colson, an unmarried woman

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

LOT 32, BEL-AIR MANOR SECOND ADDITION, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 7 OF PLATS, PAGE 97, 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): P52356/3706-000-032-0003

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 6/17/25Aubrie Davidson

Aubrie Davidson

Matthew Kaska

Matthew Kaska

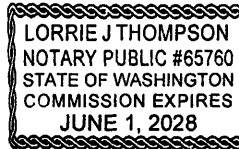
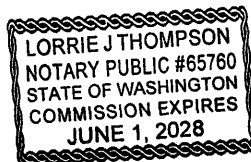
State of Washington
County of SKagitThis record was acknowledged before me on 6-17-2025 by
Aubrie DavidsonLorrie J Thompson
(Signature of notary public)Notary Public in and for the State of Washington
My commission expires: 6-1-2028State of Washington
County of SKagitThis record was acknowledged before me on 6-17-2025 by
Matthew KaskaLorrie J Thompson
(Signature of notary public)Notary Public in and for the State of Washington
My commission expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Agreement and the terms and conditions thereof:

Executed by: N.H. Lee and Marie Lee, husband and wife and Albert W. Dwelle and Margaret M. Dwelle, husband and wife
 Recording Date: July 16, 1919
 Recording No.: 134278, records of Skagit County, Washington

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 Bel-Air Manor Second Addition, recorded in Volume 7 of Plats, Page 97:

Recording No: 579339, records of Skagit County, Washington

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 3, 1959
 Recording No.: 588494, records of Skagit County, Washington

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Mount Vernon
 Purpose: Drainage and appurtenances
 Recording Date: June 10, 1968
 Recording No.: 714528, records of Skagit County, Washington
 Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
 Purpose: Underground electric system, together with necessary appurtenances
 Recording Date: July 10, 1968
 Recording No.: 715665, records of Skagit County, Washington
 Affects: Portion of said premises

EXHIBIT "A"

Exceptions
(continued)

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 Mount 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**

©Copyright 2014
 Northwest Multiple Listing Service
 ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 05/19/2025

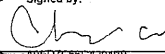
between Christine Colson ("Buyer")
Buyer
 and Aubrie Davidson and Matthew Kaska ("Seller")
Seller
 concerning 1031 N Belair Dr Mount Vernon WA 98273 (the "Property")
Address City State Zip

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.

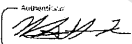
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

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.

Signed by:  5/19/2025
 Buyer Date

Buyer Date

Authenticated by: Aubrie Davidson 05/19/25
 Seller Date

 05/19/25
 Seller Date