

202507080055

07/08/2025 02:57 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

202507180001

07/18/2025 08:31 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Jordan Michael Foley
1733 Hillcrest Loop A
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252127
Jul 08 2025
Amount Paid \$10045.01
Skagit County Treasurer
By Lena Thompson Deputy

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Cain Cress
Affidavit No. 20252264
Date 07/17/2025

Filed for record at the request of:



CHICAGO TITLE
COUNTY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

** Re-record to correct scrivener's error
on legal description **

Escrow No.: 620058910

Chicago Title
620058910

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cole Stiverson and Elizabeth Blymyer, 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 Jennifer L. Foley and Jordan Foley, wife and husband

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 77, TRUMPETER I


Tax Parcel Number(s): P80644/4371-000-077-0001


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 27, 2025



Cole Stiverson


Elizabeth Blymyer

State of Washington
County of Snohomish
This record was acknowledged before me on 06/27/2025 by Cole Stiverson and Elizabeth Blymyer.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **P80644/4371-000-077-0001**

LOT 77, TRUMPETER I, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 6 AND 7, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS DELINEATED ON INSTRUMENT ENTITLED, "MONUMENTATION REVISIONS TO TRUMPETER I", RECORDED SEPTEMBER 19, 1979, UNDER AUDITOR'S FILE NO. ~~7908190007~~ IN VOLUME 2 OF SURVEYS, PAGE 188, RECORDS OF SKAGIT COUNTY, WASHINGTON. * ~~7908190007~~ 7909190007

EXCEPT MINERAL RIGHTS AS RESERVED BY THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 64282, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 64282

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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 Trumpeter I, recorded in Volume 12 of Plats, Page 6:

Recording No: 873820

Monumentation Revisions to Trumpeter I recorded September 19, 1979 under Recording No. 7909190007

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: May 24, 1978
Recording No.: 880177

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 22, 1980
Recording No.: 8012220040

4. Articles of Incorporation

Recording Date: September 15, 1980
Recording No.: 8009150040

EXHIBIT "B"

Exceptions
(continued)

- 5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Trumpeter Association
Recording Date: May 24, 1978 and September 15, 1980
Recording No.: 880177
Recording No.: 8009150040
- 6. Standard Participation Contract and the terms and conditions thereof:

Executed by: City of Mount Vernon and LaVoy Construction, Inc.
Recording Date: May 22, 1979
Recording No.: 7905220006
Providing: Sewer Connection
- 7. 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."
- 8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 9. Assessments, if any, levied by Mount Vernon.
- 10. City, county or local improvement district assessments, if any.

STATE OF WASHINGTON }
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County this 16th day of July, 2025.

Sandra Perkins
Auditor

[Signature]
Deputy Auditor

