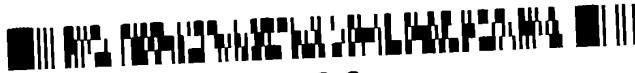


When recorded return to:
Tiffany L. Isaacson
1109 South 21st Street
Mount Vernon, WA 98274


201812140100
12/14/2018 02:39 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036572

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185460
DEC 14 2018

Amount Paid \$ 4455.00
Skagit Co. Treasurer
By *ST* Deputy

CHICAGO TITLE
020036572

STATUTORY WARRANTY DEED

THE GRANTOR(S) Francisco Escalera, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Tiffany Isaacson, an unmarried person

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

Lot 20, Block 2, ALBERT BALCH'S WEDGEWOOD an addition to Mount Vernon WN, as per plat, recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)


Tax Parcel Number(s): P54748 / 3766-002-020-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12-7-18




Francisco Escalera

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Francisco Escalera is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 7, 2018



Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Exceptions

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

Granted to:	City of Mount Vernon
Purpose:	Sewer
Recording Date:	January 25, 1955
Recording No.:	512247
Affects:	The North 2 feet of the East 70 feet of said premises

2. Covenants, conditions and restrictions 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:	February 3, 1955
Recording No.:	512718

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	September 3, 1971
Recording No.:	757660
Affects:	The East 7 feet of said premises

4. City, county or local improvement district assessments, if any.

5. Assessments, if any, levied by Mount Vernon.

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 October 29, 2018

between Tiffany Isaacson ("Buyer")
Buyer Buyer

and Francisco Escalera ("Seller")
Seller Seller

concerning 1109 S 21st 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.

Authenticated
Tiffany Isaacson 10/29/2018
Buyer 10/29/2018 1:23:40 PM PDT Date

 12-7-18
 11-2-18
Seller Date

Buyer Date

Seller Date