


When recorded return to:
Dorothea Schenk and Tatsushi Toyokuni
4809 Monte Vista Place
Mount Vernon, WA 98273


201901030025
01/03/2019 11:21 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036900

CHICAGO TITLE
620036900

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maria L. Korvas and Kathleen A. Dooley, 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 Dorothea Schenk and Tatsushi Toyokuni, a married couple

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

Tract 3 of Mount Vernon Short Plat No. MV-4-76, located in Section 15, Township 34 North, Range 4 East, W.M., approved January 23, 1976 and recorded in Volume 1 of Short Plats, page 101, under Auditor's File No. 829859, records of Skagit County, Washington; being a portion of Lots 20 and 21, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P67511 / 3956-000-020-0004

Subject to:


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

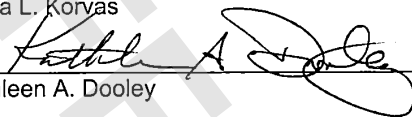
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201913
JAN 03 2019

Amount Paid \$ 7,525.50
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 28, 2018

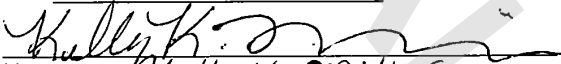


Maria L. Korvas


Kathleen A. Dooley

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Maria L. Korvas and Kathleen A. Dooley are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-2-2019


Name: Kelly K. Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 9-9-2020

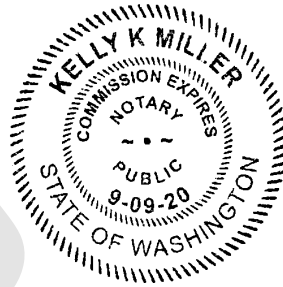


EXHIBIT "A"
Exceptions

1. Mineral rights as reserved by W.M. Lindsey and Emma J. Lindsey, Husband and Wife, by Deed recorded September 25, 1900, in Volume 41 of Deeds, page 291, records of Skagit County, Washington. Said mineral rights are now vested in Skagit County.

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: August 25, 1961
Recording No.: 611564

3. 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: July 6, 1977
Recording No.: 859940

4. 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: Transmission line
Recording Date: May 5, 1964
Recording No.: 650101

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 MT VERNON SHORT PLAT MV-4-76 :

Recording No: 829859

6. Sewer Agreement including the terms, covenants and provisions thereof

Recording Date: February 4, 1997

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 9702040094

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 16, 2003
Recording No.: 200306160302
Matters shown: Fence lines and concrete curbing

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

9. 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 December 2, 2018
between Dorothea Schenk ("Buyer")
Buyer Maria L. Korvas Kathleen A. Dooley ("Seller")
Seller 4809 Monte Vista Place 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.

[Signature] 12/2/18
Buyer Date
[Signature] 12/2/18
Buyer Date
Authenticator Maria L. Korvas 12/02/2018
Seller 12/2/2018 10:23:58 PM PST Date
Authenticator Kathleen A Dooley 12/02/2018
Seller 12/2/2018 10:35:58 PM PST Date