

When recorded return to:
Charles Goad and Rebecca Goad
2610 River Vista Lane
Mount Vernon, WA 98273



201901180040

01/18/2019 11:38 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620 036635

Escrow No.: 620036635

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zachary Livingston, a married man as his separate estate and Arlyn Livingston, a married man 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 Charlie A. Goad and Rebecca L. Goad, 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.)

Parcel A: Lot 2, Skagit County SPL MV-1-82

Tax Parcel Number(s): P25033 / 340416-2-027-0102

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019189
JAN 18 2019

Amount Paid \$ 6591.00
Skagit Co. Treasurer
By *HTB* Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January ¹⁵ 2019

[Signature]
Zachary Livingston

[Signature]
Arlyn Livingston

[Signature]
Kristine Livingston

[Signature]
Carley C. Livingston

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Zachary Livingston, Arlyn Livingston, Kristine Livingston is/~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that (he/~~she~~/they) signed this of instrument and acknowledged it to be (his/~~her~~/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/15/19



[Signature]
Name: Kellia A. Mayo
Notary Public in and for the State of WA
Residing at: Seagraves
My appointment expires: 6/19/21

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Carley Livingston is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.
Dated: 1/17/19

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, Wa.
My appointment expires: 10/1/2019

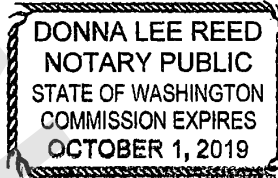


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P25033 / 340416-2-027-0102

PARCEL A:

Lot 2, CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-82, approved April 1, 1982, recorded April 6, 1982, in Volume 5 of Short Plats, page 178, under Auditor's File No. 8204060016, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian.

Situate in County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-82:

Recording No: 8204060016
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 4, 1993
Auditor's No(s).: 9306040102, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The North 7 feet of said premises
3. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: July 13, 1925
Auditor's No.: 185839, records of Skagit County, Washington
Executed By: State of Washington
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Mount Vernon.

Seller
Date 12/8/18

Seller
Date 12/8/18

Buyer's Name: Rebecca Goad
Date: 12/08/2018

Buyer's Name: Charles Goad
Date: 12/08/2018

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.

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.

This disclosure applies to parcels designated or within 1/4 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.

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:

Buyer: Rebecca Goad
Seller: Livingston
Address: 2218 Austin Lane
City: Mount Vernon WA 98273

The following is part of the Purchase and Sale Agreement dated December 7, 2018