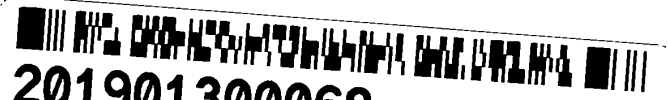


When recorded return to:
Michael Coles
1421 South 6th Street
Mount Vernon, WA 98273



201901300068

01/30/2019 01:42 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.: 620037105

CHICAGO TITLE
020037105

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles Thomas Berger and Nancy C. Berger, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as
part of an IRS 1031 Tax Deferred Exchange
in hand paid, conveys, and warrants to Michael Coles, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 17, "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON" as per Plat recorded in
Volume 5 of Plats, Page 28, Records of Skagit County, Washington.

Situated in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P53733 / 3743-000-017-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
~~2018~~ 2019316
JAN 30 2019

Amount Paid \$ 4900.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 23, 2019

Charles Thomas Berger

Charles Thomas Berger

Nancy C. Berger

Nancy C. Berger

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Charles Thomas Berger and Nancy C. Berger 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: 1-28-19

Kelly K Miller

Name: Kelly K. Miller

Notary Public in and for the State of WA

Residing at: Mount Vernon

My appointment expires: 9-9-2020

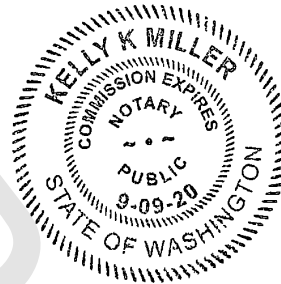


EXHIBIT "A"

Exceptions

1. 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 W.C. MOORE TO MT VERNON :

Recording No: 386368

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by 0930 / 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED


The following is part of the Purchase and Sale Agreement dated December 21, 2018
between Michael Coles ("Buyer")
Buyer Buyer
and Charles Thomas Berger ("Seller")
Seller Seller
concerning 1421 S 6th Street 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:

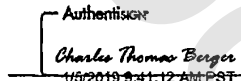
This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or 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.

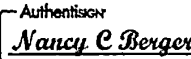
Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign

12/22/2018
12/22/2018 11:49:53 AM PST Date

Buyer Date

Authentisign

01/05/2019
1/5/2019 9:41:12 AM PST Date

Seller Date

Authentisign

01/05/2019
1/5/2019 9:32:46 AM PST Date

Seller Date