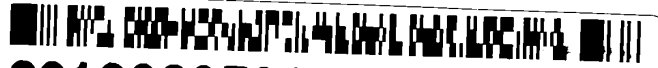


When recorded return to:
Benjamin Matthew Watters
1808 Sandalwood Court
Mount Vernon, WA 98273



201902050062

02/05/2019 02:27 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.: 620036149

CHICAGO TITLE
620036149

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alan A. Dennis and Kathy A. Dennis, husband and wife

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

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

Lot 17 "PLAT OF SANDALWOOD", as per plat recorded in Volume 11 of Plats, page 78, 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): P80216 / 4361-000-017-0006,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2 5
FEB 05 2019

Amount Paid \$ 6537.69
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 24, 2019

X *Alan A. Dennis*
Alan A. Dennis

X *Kathy A. Dennis*
Kathy A. Dennis

State of Washington
County of Skagit

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

Dated: 2/5/19

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

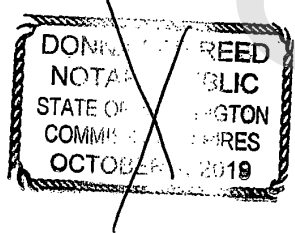
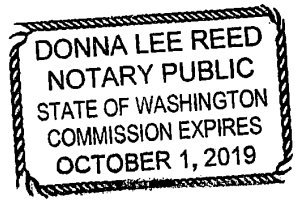


EXHIBIT "A"

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 PLAT OF SANDALWOOD:

Recording No: 862248

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 10, 1977

Auditor's No(s): 862312, records of Skagit County, Washington

Executed By: Sandalwood, a limited partnership, Lanney Wixson, general partner

AMENDED by instrument(s):

Recorded: May 24, 1983

Auditor's No(s): 8305240026, records of Skagit County, Washington

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: August 10, 1977

Auditor's No(s): 862312, records of Skagit County, Washington

4. Agreement, including the terms and conditions thereof; entered into;

By: City of Mount Vernon

And Between: Choice Homes

Recorded: July 5, 1977 and August 18, 1977

Auditor's No.: 822951, 822948, 822949 and 865308, records of Skagit County, Washington

Providing: Terms and conditions of hookup to Mount Vernon City Sewer System

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.
7. Assessments, if any, levied by Sandalwood Association.

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 12/21/2018
between Benjamin M. Walters ("Buyer")
Buyer and Alan Dennis ("Seller")
Seller Kathy Dennis
Seller
concerning 1808 Sandalwood Court 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.

Authentication
Benjamin M Walters 12/28/2018
12/28/2018 11:53:32 AM PST
Buyer _____ Date
Buyer _____ Date

[Signature] 9/9/18
Seller _____ Date
[Signature] 9/9/18
Seller _____ Date