

When recorded return to:
Jacob Bustad and Nora Bustad
18165 Moores Garden Road
Mount Vernon, WA 98273



201903070068

03/07/2019 02:47 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620036999

CHICAGO TITLE

020036999

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brad Woolard and Shawna Marie Bruns, 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 Jacob Bustad and Nora Bustad, husband and wife

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.)

Tract A, Moores' Garden Plat

Tax Parcel Number(s): P67586/ 3958-000-099-0909

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 844

MAR 07 2019

Amount Paid \$ 5,790.⁰⁰
Skagit Co. Treasurer
By *mem* Deput

STATUTORY WARRANTY DEED
(continued)

Dated: February 26, 2019

Brad Woolard BY: [Signature]
Attorney in fact

Brad Woolard, by Shawna Marie Bruns, Attorney In Fact

[Signature]
Shawna Marie Bruns

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Shawna Marie Bruns is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Attorney In Fact of Brad Woolard to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 27, 2019

[Signature]
Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/20

State of Washington

County of Snohomish



I certify that I know or have satisfactory evidence that Shawna Marie Bruns is the person who appeared before me, and said person acknowledged that she signed this of instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 27, 2019

[Signature]
Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/20

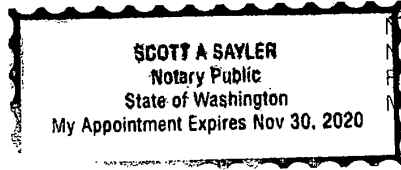


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67586/ 3958-000-099-0909

PARCEL A:

Tract A, MOORES' GARDEN PLAT, according to the plat thereof recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

PARCEL B:

That portion of the following described tract lying between the Northwesterly extension of the Southwesterly and Northeasterly lines of Tract A, Moores' Garden Plat, according to the plat thereof recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington:

That portion of Government Lot 1, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 863.35 feet South of the Northwest corner of said Section 19;
Thence North 55°28'30" East, 1,369.67 feet to the most Northerly corner of Tract 1, Moores' Garden Plat, according to the plat thereof recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington;
Thence North 52°02'30" West to the Northerly line of that tract conveyed to Clinton Vaux, et al, by deed dated November 23, 1949, recorded December 1, 1949, under Auditor's File No. 438862, records of Skagit County, Washington;
Thence South 55°28'30" West along said Northerly line to the West line of said Section 19;
Thence South along said West line to the point of beginning.

ALL situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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 23, 1954
Recording No.: 504323

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 5, 1973
Recording No.: 792954

2. 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."

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