



201904240030

04/24/2019 01:39 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
Nicholas ChungSang Chik and Dawn Marie
Goodwin Chik
121 East Highland Avenue
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037833

CHICAGO TITLE
620037833

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lennart D. Lund and Tiffany Y Lund, a marital community
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Nicholas ChungSang Chik and Dawn Marie Goodwin Chik,
husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 7, Block 2, STORIE & CARPENTER'S ADDITION TO THE CITY OF MOUNT VERNON,
according to the plat thereof, recorded in Volume 3 of Plats, page 58, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54397 / 3760-002-007-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191488
APR 24 2019

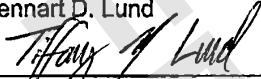
Amount Paid \$ 5,256.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 18, 2019



Lennart D. Lund



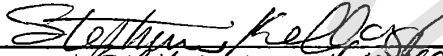
Tiffany Y Lund

State of WASHINGTON

County of THURSTON

I certify that I know or have satisfactory evidence that Lennart D. Lund and Tiffany Y Lund 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: 4-19-19



Name: STEPHANIE KELLOGG
Notary Public in and for the State of WASHINGTON
Residing at: TERMINA, WA
My appointment expires: 2-5-2021

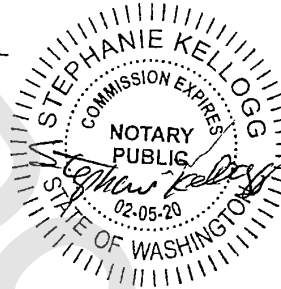


EXHIBIT "A"
Exceptions

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 Plat of Storie & Carpenter's Addition to the City of Mt. Vernon:

Recording No: 61681

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Mt Vernon.