

When recorded return to:  
John J. Esposito  
15207 SE 344th St  
Auburn, WA 98092

201906050063  
06/05/2019 03:40 PM 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

Escrow No.: 620037325

CHICAGO TITLE  
620037325

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacquelyn K. Twilley, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John J. Esposito, a married man as his separate estate

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

Lot 31, "PLAT OF BIG FIR NORTH P.U.D. - PHASE 1," as per plat recorded on March 23, 2007 under Auditor's File No. 200703230073, 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): P126014 / 4922-000-031-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192158  
JUN 05 2019

Amount Paid \$ 7,445.40  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 28, 2019

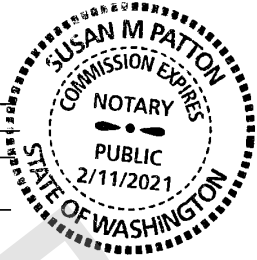
Jacquelyn K. Twilley,  
*Jacquelyn K. Twilley, Teresa A. Stone,*  
by as attorney in fact  
Jacquelyn K. Twilley, Teresa A Stone, as attorney in fact

State of Washington  
County of Island

I certify that I know or have satisfactory evidence that Teresa A Stone is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Jacquelyn K. Twilley and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/30/19

Susan M Patton  
Name: Susan M Patton  
Notary Public in and for the State of WA  
Residing at: Oak Harbor  
My appointment expires: 2/11/2021



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: December 29, 1978  
 Auditor's No(s): 893941, 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: As located and constructed
  
  2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: January 15, 1980  
 Auditor's No(s): 8001150014 and 8001150015, records of Skagit County, Washington  
 In favor of: The City of Mount Vernon  
 For: Drainage facilities and appurtenances, together with rights of ingress and egress  
 Affects: A 20 foot strip across said plat and other property
  
  3. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: August 28, 2006  
 Auditor's No(s): 200608280130, records of Skagit County, Washington  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects:
- Easement No. 1:
- All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).
- Easement No. 2:
- A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
  
  4. Terms, conditions, and restrictions of that instrument entitled Notice Model Homes are Subject To Removal;  
 Recorded: November 30, 2006  
 Auditor's No(s): 200611300131, records of Skagit County, Washington
  
  5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

**EXHIBIT "A"**Exceptions  
(continued)

6. 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 BIG FIR NORTH PUD PHASE 1:

Recording No: 200703230073

7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
- Recorded: March 23, 2007  
Auditor's No(s): 200703230074, records of Skagit County, Washington  
Executed By: Big Fir North, Inc.

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 29, 2014  
Recording No.: 201405290038

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
- Recorded: March 23, 2007  
Auditor's No(s): 200703230074, records of Skagit County, Washington  
Imposed By: Big Fir North, Inc.

9. Reservation contained in deed

Recording Date: August 17, 2007  
Recording No.: 200708170057  
Regarding: Skagit County Right to Farm Ordinance

10. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
- Recorded: February 15, 2007  
Auditor's No(s): 200702150078, records of Skagit County, Washington  
Executed By: Big Fir North, Inc. and Blane L.L.C.

**EXHIBIT "A"**Exceptions  
(continued)

Which states, in part, as follows:

This Project is intended to be and shall be operated as "Housing for Older Persons" pursuant to the Fair Housing Act Amendment of 1988. Unless a school impact fee has been paid, any sale of, lease of, grant of life estate in, other conveyance of an possessory interest in, or offer to make such conveyance of, an interest in any unit or in all or part of the Project will only be made to a person or persons who will comply with the restrictions.

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by Big Fir North Homeowner's Association.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_

between \_\_\_\_\_ ("Buyer")

and Jacquelyn K Twilley ("Seller")

concerning 1719 Grand Ave Mount Vernon WA 98274 (the "Property")

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.

[Signature] 5/4/19 Jacquelyn K. Twilley  
Buyer Date Seller Date

\_\_\_\_\_  
Buyer Date Seller Date