

When recorded return to:
Travis Wright
17148 Zoya Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4121
Sep 23 2019
Amount Paid \$2319.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038852

CHICAGO TITLE
020038852

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donna C. Bailey, an unmarried woman

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

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.)

Lot(s): 6 through 13 Block: 30 TOWN OF MONTBORNE TGW VACATED PTNS OF WASHINGTON AND LEE STREETS AND ALLEY

Tax Parcel Number(s): P133770 / 4135-030-017-1008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 15, 2019

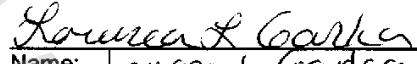


Donna C. Bailey

State of WASHINGTON
County of SKAGIT

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

Dated: September 19, 2019



Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Ariverton
My appointment expires: 10/27/2022

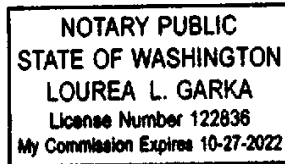


EXHIBIT "B"
Exceptions

1. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof
Recording Date: July 29, 2003
Recording No.: 200307290153
2. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: December 18, 2003
Recording No.: 200312180062
3. Protected Critical Area Site Plan including the terms, covenants and provisions thereof
Recording Date: June 29, 2017
Recording No.: 201706290081
4. Protected Critical Area Site Plan including the terms, covenants and provisions thereof
Recording Date: August 24, 2017
Recording No.: 201708240040
5. Plat Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: August 24, 2017
Recording No.: 201708240041
being a re-record of 200608100003
6. Temporary Easement including the terms, covenants and provisions thereof
Recording Date: September 11, 2017
Recording No.: 201709110238
7. Public or private easements, if any, over vacated portion of said premises.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Utilities
Recording Date: August 30, 2018
Recording No.: 201808300053
9. Quit Claim Deed for Boundary Line Adjustment Subject to Easements & Easement Agreement including the terms, covenants and provisions thereof

EXHIBIT "B"
Exceptions
(continued)

Recording Date: October 15, 2018
Recording No.: 201810150034

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Skagit County Sewer District No. 2.

**EXHIBIT "A"
LEGAL DESCRIPTION**

Order No.: 620038852

For APN/Parcel ID(s): **P133770 / 4135-030-017-1008**

Lots 6, 7, 8, 9, 10, 11, 12, 13, Block 30, PLAT OF THE TOWN OF MONTBORNE, Skagit County, according to the plat thereof recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington.

TOGETHER WITH the Southeasterly 10.00 feet of vacated Lee Street.

AND TOGETHER WITH vacated streets and alleys which would attach by operation of law.

EXCEPT that portion of vacated Washington Street lying northeasterly of Block 30 of the PLAT OF THE TOWN OF MONTBORNE, Skagit County as recorded in Volume 2 of Plats, at Page 80, records of Skagit County, Washington, described as follows:

Commencing at the intersection of the Northwesterly projection of the centerline of vacated Washington Street adjacent to said Block 30 and the Northwesterly line of the Southeasterly 10 feet of vacated Lee Street adjacent to said Block 30; thence South 43° 01' 21" East along the Northwesterly projection of the centerline of vacated Washington Street and along the centerline of vacated Washington Street, a distance of 45.07 feet to the point of beginning of this description; thence South 46° 58' 39" West, a distance of 10.58 feet; thence South 43° 01' 21" East, a distance of 64.56 feet; thence South 52° 59' 52" East, a distance of 61.05 feet to a point on the centerline of Washington Street; thence North 43° 01' 21" West, a distance of 124.68 feet to the point of beginning.

Situate in Skagit County, Washington.

Reserving for the Grantor and their Heirs the Easements as in attached Exhibit "B" and Exhibit "C"

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 June 10, 2019

between Travis Wright ("Buyer")
Buyer Buyer
and Donna Bailey ("Seller")
Seller Seller
concerning 24300 Lee Rd Mount Vernon WA 98274 (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.

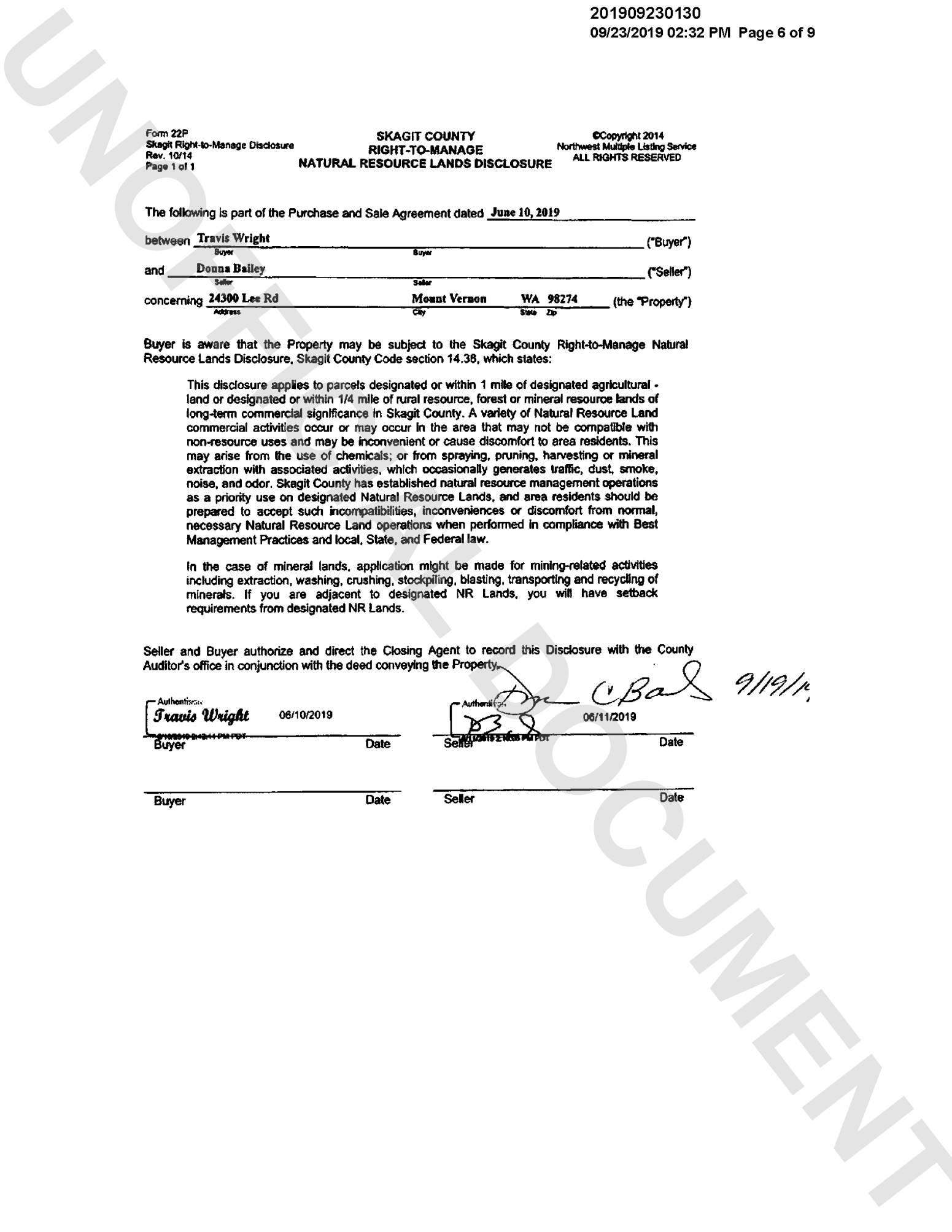
Authenticate: Travis Wright 06/10/2019
Buyer Date

Authenticate: *Donna Bailey* 06/11/2019
Seller Date

9/19/19

Buyer Date

Seller Date



— Skagit Surveyors and Engineers —

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.sseconsultants.com

EXHIBIT "B"

LEGAL DESCRIPTION
FOR
DONNA BAILEY
OF
INGRESS EGRESS AND UTILITY EASEMENT

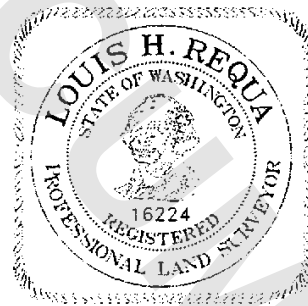
July 11, 2018

A twenty (20) foot wide easement for ingress, egress and utilities, over, under and across that portion of Block 30, and vacated streets, of the PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY as recorded in Volume 2 of Plats, at page 80, records of Skagit County, Washington, the centerline of which is described as follows:

Commencing at the intersection of the northwesterly projection of the centerline of that portion of vacated Washington Street lying northeasterly of said Block 30 and the northwesterly line of the southeasterly 10 feet of vacated Lee Street; thence S 47°38'15"W along said northwesterly line of the southeasterly 10 feet of vacated Lee Street, a distance of 77.00 feet to the point of beginning of this centerline description; thence S 64°14'46"E, a distance of 182.92 feet to a point on the northeasterly extension of the southeasterly line of Lot 6, Block30 of said plat and the terminal point of this centerline description.

SUBJECT TO existing easements of record.

Situate in Skagit County, Washington.



— Skagit Surveyors and Engineers —

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EXHIBIT "C"

LEGAL DESCRIPTION
FOR
DONNA BAILEY
OF
UTILITY EASEMENT ACROSS LOTS 10-13

July 11, 2018

A ten (10) foot wide easement for installation, operation and maintenance of a utilities, over, under and across that portion of Block 30 of the PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY as recorded in Volume 2 of Plats, at page 80, records of Skagit County, Washington, the centerline of which is described as follows:

Commencing at the intersection of the northeasterly line of Therese Avenue and the northwesterly line of the southeasterly 10 feet of vacated Lee Street adjacent to said Block 30: thence N 47°38'15"E along said northwesterly line of the southeasterly 10 feet of vacated Lee Street adjacent to said Block 30, a distance of 40.79 feet to the point of beginning of this centerline description; thence S 63°03'45"E, a distance of 181.45 feet to a point on the southeasterly line of Lot 13 of said Block 30 and the terminal point of this centerline description.

Situate in Skagit County, Washington.



