



201910110103

10/11/2019 01:39 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Ted M. Keeler and Melissa A. Keeler
818 Hickory Place
Mount Vernon, WA 98274

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

GUARDIAN NORTHWEST TITLE CO.

1A-3074

STATUTORY WARRANTY DEED

File No: **4221-3320708 (TRS)**

Date: **October 09, 2019**

Grantor(s): **Raymond D. Eames and Mary Lou Eames**
Grantee(s): **Ted M. Keeler and Melissa A. Keeler**
Abbreviated Legal: **Lot 35, Montreaux, Phase 1**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P126428**

THE GRANTOR(S) Raymond D. Eames and Mary Lou Eames, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Melissa Ann Keeler and Ted M. Keeler, wife and husband**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 35, "PLAT OF MONTREAU, PHASE," as per plat recorded on July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201910110103
OCT 11 2019

Amount Paid \$ **0246.40**
By **MA** Skagit Co. Treasurer Deputy

APN: P126428

Statutory Warranty Deed
- continued

File No.: 4221-3320708 (TRS)

Raymond D Eames
Raymond D. Eames

Mary Lou Eames
Mary Lou Eames

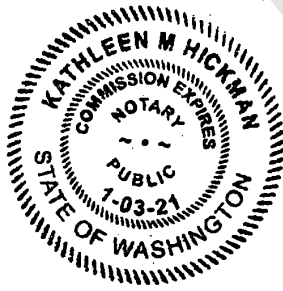
STATE OF Washington)
)-ss
COUNTY OF)

I certify that I know or have satisfactory evidence that **Raymond D. Eames and Mary Lou Eames**, 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: October 10th 2019

Kathleen M. Hickman

Kathleen M. Hickman
Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 1/3/21



AFTER RECORDING MAIL TO:

Name Ted & Melissa Keeler
Address 818 Hickory Pl
City/State Mt Vernon WA 98274

Document Title(s):

1. Right to Manage Natural Resource Lands

Reference Number(s) of Documents Assigned or released:**Grantor(s):**

1. Eames, Raymond D.
 2. Eames, Mary Lou
- [] Additional information on page of document

Grantee(s):

1. Keeler, Ted M.
 2. Keeler, Melissa Ann
- [] Additional information on page of document

Abbreviated Legal Description:

Lot 35, Montreaux, Phase 1

Tax Parcel Number(s):

P126428

[] Complete legal description is on page of document

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

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 September 11, 2019

between	<u>Ted M Keeler</u> <small>Buyer</small>	<u>Melissa Ann Keeler</u> <small>Buyer</small>	
and	<u>Raymond D Eames</u> <small>Seller</small>	<u>Mary Lou Eames</u> <small>Seller</small>	("Buyer")
concerning	<u>818 Hickory Place</u> <small>Address</small>	<u>Mount Vernon</u> <small>City</small>	<u>WA 98274</u> <small>State Zip</small> ("Seller")
			(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.

Melissa A Keeler 9/11/19
Buyer Date

Ted M Keeler 9/11/19
Buyer Date

Mary Lou Eames 10/10/2019
Seller Date

Mary Lou Eames 9/11/2019
Seller Date

Raymond D Eames 9/11/2019
Seller Date

R Raymond D, Eames

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

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Tax Parcel ID No. P126428