

**When recorded return to:**

Grant Bearach Bennett and Brandie Nicole Bennett  
19514 Ridgewood Drive  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4960

Nov 13 2019

Amount Paid \$7481.00  
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.: 620040461

**CHICAGO TITLE**

620040461

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Larry C. Alvord, Jr. and Melanie Alvord, 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 Grant Bearach Bennett and Brandie Nicole Bennett, a married  
couple

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

Lot 1, Plat of Ridgewood, Division No. 1, according to the plat thereof, recorded in Volume 9 of  
Plats, pages 68 and 69, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P68487 / 3984-000-001-0003

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 5, 2019

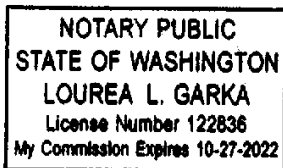
Larry C. Alvord, Jr.  
Larry C. Alvord, Jr.  
Melanie Alvord  
Melanie Alvord

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Larry C. Alvord, Jr. and Melanie Alvord 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: November 8, 2019

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



**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 the Plat of Ridgewood Division No. 1:

Recording No: 721502

2. 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: April 27, 1970

Recording No.: 738336

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 30, 1986

Recording No.: 8605300058

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington

Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water

Recording Date: October 7, 1955

Recording No.: 525492

4. 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

**EXHIBIT "A"**

Exceptions  
(continued)

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."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.