

**When recorded return to:**  
J'Sean Alex McCuen  
1800 North 30th Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5349

Dec 11 2019

Amount Paid \$4401.60  
Skagit County Treasurer  
By Diane Jones Deputy

Filed for record at the request of



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
U20040534

Escrow No.: 620040534

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael Balda and Janelle Balda, 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 J'Sean Alex McCuen, an unmarried person and Harmony Byam, an unmarried person, each as their separate estate

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

Lot 34, PLAT OF TJ TOWNHOUSES, according to the plat thereof recorded November 30, 2000, under Skagit County Auditor's File No. 200011300053, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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



Tax Parcel Number(s): P117621 / 4769-000-034-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: December 9, 2019

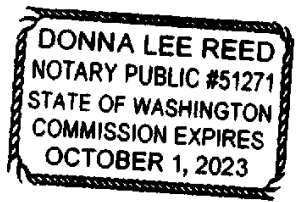
X   
Michael Balda  
X   
Janelle Balda

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael Balda and Janelle Balda 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: 12/11/19

  
Name: Donna Lee Reed  
Notary Public in, and for the State of Washington  
Residing at: Mapleville, WA  
My appointment expires: 10/1/2023



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 22, 1977  
Auditor's No(s): 861138, records of Skagit County, Washington  
In favor of: Continental Telephone Company
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Auditor's No.: 67757, records of Skagit County, Washington  
Executed By: State of Washington
3. 10 foot by 10 foot easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 5, 1985  
Auditor's No(s): 8511050076, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 2, 1986  
Auditor's No(s): 8607020048, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A;  
Recorded: September 13, 1990  
Auditor's No(s): 9009130055, records of Skagit County, Washington
6. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;  
Recorded: March 2, 1999  
Auditor's No(s): 9903020122, records of Skagit County, Washington
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 27, 2000  
Auditor's No(s): 200001270030, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County

**EXHIBIT "A"**

**Exceptions  
(continued)**

8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 12, 2000  
Auditor's No(s): 200009120116, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
9. 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 TJ TOWNHOUSES:**  
  
Recording No: 200011300053
10. Terms, conditions, and restrictions of that instrument entitled Notice;  
Recorded: April 25, 2002  
Auditor's No(s): 200204250057, records of Skagit County, Washington
11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: March 27, 2001  
Auditor's No(s): 200103270101, records of Skagit County, Washington  
  
AMENDED by instrument(s):  
Recorded: October 30, 2001; May 8, 2003 and July 31, 2003  
Auditor's No(s): 200110300103; 200305080235 and 200307310168, records of Skagit County, Washington
12. Easement, including the terms and conditions thereof, created by instrument(s);  
Recorded: October 16, 2003  
Auditor's No(s): 200310160116, records of Skagit County, Washington  
In favor of: The Great American Dream dba Landmark Building & Development  
For: Drainage
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.

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

15. Assessments, if any, levied by City of Mount Vernon.

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 October 19, 2019

between J'Sean Alex McCuen Buyer Harmony Byam Buyer ("Buyer")  
and Michael Balda Seller Janelle Balda Seller ("Seller")  
concerning 1800 N 30th Street Address Mount Vernon City WA 98273 State Zip (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.

Authenticator  
[Signature] 10/19/2019  
Buyer Date

[Signature] 10/21/19  
Seller Date

Authenticator  
Harmony Byam 10/19/2019  
Buyer Date

[Signature] 10/21/19  
Seller Date