

When recorded return to:
Cameron Banas and Stephanie Banas
1505 South 6th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1016
Mar 19 2020
Amount Paid \$6163.40
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020041317

Escrow No.: 620041317

STATUTORY WARRANTY DEED

THE GRANTOR(S) Madrona Investment and Solutions Inc., A Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cameron Banas and Stephanie Banas, a married couple

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

Lot 14, William C. Moores Addition to Mount Vernon, according to the plat thereof, recorded in Volume 5 of Plats, page 28, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P53730 /3743-000-014-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 9, 2020

Madrona Investment and Solutions Inc.

BY: [Signature]
Kevin Hall
President

State of Washington
County of Whitman

I certify that I know or have satisfactory evidence that Kevin Hall

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President of Madrona Investment and Solutions, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 11, 2020

[Signature]
Name: Heather Baldetta
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: March 11, 2023

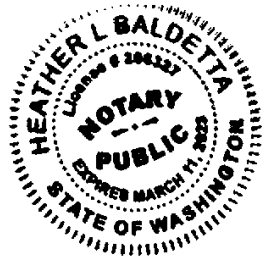


EXHIBIT "A"
Exceptions

1. Encroachment of a fence onto adjoining property to the West as delineated on the face of Mount Vernon Short Plat No. MV-10-94, in Volume 11 of Short Plats, page 191, and recorded under Auditor's File No. 9504030057, records of Skagit County, Washington.
2. Right, title and interest of owners of property adjoining to the West to that portion of said premises lying East and North of a fence as delineated on the face of Mount Vernon Short Plat No. MV-10-94, in Volume 11 of Short Plats, page 191, and recorded under Auditor's File No. 9504030057, records of Skagit County, Washington.
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. 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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ALL RIGHTS RESERVED


The following is part of the Purchase and Sale Agreement dated February 14, 2020
between Cameron Banas Stephanie Banas ("Buyer")
Buyer Buyer
and Madrona Investments & Solution ("Seller")
Seller Seller
concerning 1505 S 6th Street Mount Vernon WA 98273 (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.

Authenticator

02/14/2020
2/14/2020 1:49:08 PM PST Date

Authenticator

02/14/2020
2/14/2020 4:40:34 PM PST Date
Seller Date

Authenticator

02/14/2020
2/14/2020 2:06:08 PM PST Date

Seller Date