

**When recorded return to:**  
Kenneth Mattson, III and Katherine Mattson  
2405 South 15th Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2040

Jun 10 2020

Amount Paid \$7045.00

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

**CHICAGO TITLE**  
**620042137**

Escrow No.: 620042137

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William J. Sauneuf, II and Margaret L. Sauneuf, 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 Kenneth E. Mattson, III and Katherine N. Mattson, a married couple

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

Lot 2, Skagit View Estates, recorded November 15, 2002, under Auditor's File No. 200211150098, 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): P119815 / 4805-000-002-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 4, 2020

*William J. Sauneuf, II*  
William J. Sauneuf, II

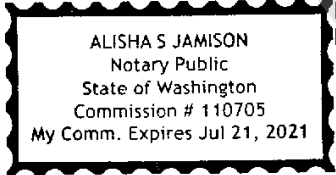
*M. Sauneuf*  
Margaret L. Sauneuf

State of WASHINGTON  
County of *Pike*

I certify that I know or have satisfactory evidence that William J. Sauneuf, II and Margaret L. Sauneuf 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: *05 June 2020*

*Alisha S Jamison*  
Name: *Alisha S Jamison*  
Notary Public in and for the State of *Washington*  
Residing at: *Tacoma, WA 98474*  
My appointment expires: *July 21, 2021*



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions and easements 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: November 14, 2002  
Recording No.: 200211140201
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: March 13, 2002  
Recording No.: 200203190104
3. Utility and Access Easement Agreement and the terms and conditions thereof:  
  
Recording Date: March 12, 1997  
Recording No.: 9703120087
4. City of Mount Vernon Annexationfor Agreement and the terms and conditions thereof:  
  
Recording Date: March 12, 1997  
Recording No.: 9703120088
5. Reservations and recitals contained in the Deed as set forth below:  
  
Recording No.: 67911  
Recording No.: 67912
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Ingress, egress and utilities  
Recording Date: April 13, 1965  
Recording No.: 666097
7. Reservations and recitals contained in the Deed as set forth below:  
  
Recording Date: November 25, 1933  
Recording No.: 259092  
Regarding: Drainage ditch

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

8. Special Use Permit for a storm water detention pond and the terms and conditions thereof:
- Recording Date: August 12, 1996  
Recording No.: 9608120096
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Utilities  
Recording Date: December 5, 2003  
Recording No.: 200312050149
10. 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."
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by the City of Mount Vernon.
14. 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

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

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