

**When recorded return to:**  
Margaret Louise Brown  
3517 East College Way  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2734

Jul 22 2020

Amount Paid \$5604.20  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500102819

**CHICAGO TITLE**  
**500102819**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jacquelyn E. Gates, who aquired title as Jacquelyn E. Salas, a married woman for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Margaret Louise Brown, an unmarried woman

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

LOT 2 OF SHORT PLAT NO. LU05-012, APPROVED JUNE 27, 2005, RECORDED JUNE 30, 2005, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200506300088, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT "D" OF SHORT PLAT NO. MV-14-77, APPROVED AUGUST 1, 1977, RECORDED AUGUST 1, 1977, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 861791, IN VOLUME 2 OF SHORT PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P123034 / 340416-1-016-0700

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: July 6, 2020

*Jacquelyn E. Gates*  
Jacquelyn E. Gates

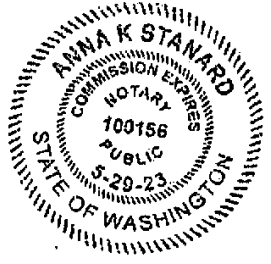
*Edward Gates*  
Edward Gates

State of WA  
County of Skogit

I certify that I know or have satisfactory evidence that Jacquelyn E. Gates and Edward Gates  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: JULY 21, 2020

*Anna K. Starnard*  
Name: Anna K. Starnard  
Notary Public in and for the State of WA  
Residing at: Stamwood  
My appointment expires: 09/29/23



**EXHIBIT "A"**  
**Exceptions**

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: March 11, 1977  
 Auditor's No(s): 851947, records of Skagit County, Washington  
 In favor of: Continental Telephone Company, a Washington Corporation  
 For: Lines of telephone and telegraph, or other signal or communication  
 circuits  
 Affects: The South 6 feet of the following described real estate:  
  
 The South 14 rods and 11 feet of the East Half of the West Half of the Southeast Quarter of the Northeast Quarter of Section 16, Township 34 North, Range 4 East, W.M., EXCEPT road.
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHORT PLAT NO. MV-14-77:  
  
 Recording No: 861791
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: August 21, 1986  
 Auditor's No(s): 8608210071, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: The North 10 feet of the South 20 feet of Tract D as shown on Short Plat No. MV-14-77
  
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHORT PLAT NO. LU05-12:  
  
 Recording No: 200506300088
  
5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

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

"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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.