

When recorded return to:
Ryan Jaussi and Rebecca Jaussi
10 Rocky Ridge Dr
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5433

Dec 21 2020

Amount Paid \$5605.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245431849

CHICAGO TITLE
020044773

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vicki E Grenier, a married woman as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Ryan Jaussi and Rebecca Jaussi, a married couple

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

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

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

Tract 1, Skagit County Short Plat no. 90-27, being a ptn of NE-SE 30-35-3

Tax Account No.: P102008/ 350330-4-001-0300

Tax Parcel Number(s):

STATUTORY WARRANTY DEED
(continued)

Dated: December 8, 2020

Vicki E Grenier
Vicki E Grenier

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Vicki E Grenier is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 15, 2020

Martin E Lehr
Name: Martin E Lehr
Notary Public in and for the State of WA
Residing at: LA Conifer
My appointment expires: 2-9-23

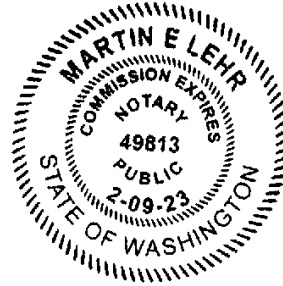


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102008/ 350330-4-001-0300

PARCEL A:

Tract 1, Skagit County Short Plat No. 90-27, approved January 7, 1991, and recorded January 8, 1991, in Volume 9 of Short Plats, page 293, under Auditor's File No. 9101080003, records of Skagit County, Washington; being a portion of the Northeast quarter of the Southeast quarter of Section 30, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A 60 foot easement for ingress, egress and utilities over and across Tract 2-B of Survey recorded under recording number 8505090031, records of Skagit County, Washington, in Volume 6 of Surveys, page 75, and over the West 30 feet of the East half of the Southeast quarter of the Southeast quarter of Section 30, Township 35 North, Range 3 East of the Willamette Meridian and a portion of Tract 5 of McKenna and Elliott's 2nd Addition, according to the plat thereof recorded in volume 3 of plats, page 19, all as described in those certain instruments recorded under recording numbers 8503050026 and 8503050027 records of Skagit County, Washington.

SPECIAL EXCEPTIONS

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: July 18, 1985
Recording No.: 8507180029

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 Survey:

Recording No: 8505090031

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: P.U.D. No. 1 of Skagit County
Purpose: Lay, maintain and operate pipeline
Recording Date: September 12, 1985
Recording No.: 8509120016

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Underground electric system
Recording Date: June 25, 1986
Recording No.: 8606250061

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress, egress and utilities including terms for maintenance
Recording Date: August 22, 1990
Recording No.: 9008220009

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 Short Plat:

Recording No: 9101080003

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: August 30, 1991
Recording No.: 9108300024

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 Survey:

Recording No: 9503310033

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 _____
between _____ ("Buyer")
and Victor E. Granier ("Seller")
concerning NHN Seaview Lane Mount Vernon WA 98232 (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
Ryan Janssi 09/14/2020
Buyer 2020 3:03:14 PM PDT Date

Authenticator
Victor E. Granier 09/08/2018
Seller 2018 4:46:28 PM PDT Date