

When recorded return to:
Richard J Gilbert and Nancy M Gilbert
16940 Nilson Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5537

Dec 28 2020

Amount Paid \$7685.00

Skagit County Treasurer

By Heather Beauvais Deputy

CHICAGO TITLE
020045401

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brenda J. Oertell, as Trustee of the Brenda J. Oertell Trust, U/T/D May 27, 2014

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Richard J Gilbert and Nancy M Gilbert, a married couple

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

LOT 13, "AVON ACRES FIRST ADDITION," AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 93, 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): P61911 / 3860-000-013-0008,

Subject to:

1. Subject to easements, covenants, conditions and restrictions shown on Exhibit "A" as attached hereto and by this reference made a part hereof.

STATUTORY WARRANTY DEED
(continued)

Dated: December 17, 2020

Brenda J. Oertell Trust, U/T/D May 27, 2014

BY: [Signature]
Brenda J. Oertell
Trustee

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Brenda J. Oertell

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 Trustee of Brenda J. Oertell Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 21, 2020

[Signature]
Name: CHERYL A. GOODWIN
Notary Public in and for the State of WASHINGTON
Residing at: EVERETT
My appointment expires: 2-24-21



RES70157644

EXHIBIT "A"

SPECIAL EXCEPTIONS:

1. 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 Avon Acres First Addition:

Recording No: 573796

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.