

When recorded return to:

Chad E. Bumgarner and Stephanie L. Bumgarner
2519 South 18th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-371

Jan 27 2021

Amount Paid \$7173.00

Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045961

CHICAGO TITLE CO.

620045961

STATUTORY WARRANTY DEED

THE GRANTOR(S) Megan Bumgarner, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Chad E. Bumgarner and Stephanie L. Bumgarner, 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.)

LT 36, SKAGIT VIEW ESTATES

Tax Parcel Number(s): P119849 / 4805-000-036-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1/26/2021

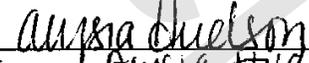


Megan Bumgarner

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Megan Bumgarner 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: 01.26.2021


Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires 03 01 2024

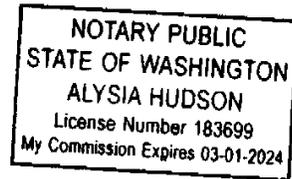


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119849 / 4805-000-036-0000

Lot 36, 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.

EXHIBIT "B"
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 **PLAT OF SKAGIT VIEW ESTATES:**

Recording No: 200211150098

2. 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

3. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: March 13, 200
Recording No.: 200203190104
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

4. Agreement, including the terms and conditions thereof;

By: City of Mount Vernon
And Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust
Recording Date: March 12, 1997
Recording No.: 9703120087
Providing: Utility and Access Easement Agreement

5. Agreement, including the terms and conditions thereof;

By: City of Mount Vernon
And Between: Gretchen D. Mattison as Trustee of the Gretchen D. Mattison Trust
Recording Date: March 12, 1997
Recording No.: 9703120088
Providing: City of Mount Vernon Annexation for Agreement

EXHIBIT "B"

Exceptions
(continued)

6. Reservations and Restrictions set forth in instruments recorded under recording number 667911 and recording number 667912 .

7. 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."

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

9. City, county or local improvement district assessments, if any.

10. Assessments, if any, levied by the City of Mount Vernon.