

**When recorded return to:**  
Martin N. Williams and Kristin Jowett  
1025 Vera Court  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046246

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1102

Mar 16 2021

Amount Paid \$6005.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

**CHICAGO TITLE**  
**620046246**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Hai Thanh Tran and Hong Thi Vo, 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 Martin N. Williams and Kristin Jowett, a married couple

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

Lot 3, PLAT OF BRITTWOOD, according to the plat thereof recorded in Volume 15 of Plats, pages 31 and 32, 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): P100833/ 4578-000-003-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 10, 2021

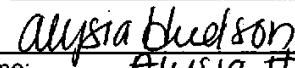
  
\_\_\_\_\_  
Hai Thanh Tran

  
\_\_\_\_\_  
Hong Thi Vo

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Hai Thanh Tran and Hong Thi Vo 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: March 15, 2021

  
\_\_\_\_\_  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03.01.2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Exceptions

1. 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 PLAT OF BRITTWOOD:

Recording No: 9203270022

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: PUD No. 1 of Skagit County  
Purpose: Right to lay, maintain, operate and remove water line or lines, together with the right of access to and from same  
Recording Date: April 6, 1946  
Recording No.: 390381  
Affects: Northern 5 feet of said premises

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

Recording Date: October 13, 1992  
Recording No.: 9210130026  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water pipeline  
Affects: The exterior 7 feet of the front boundaries of all lots in the plat of Brittwood

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

Recording Date: December 9, 1991  
Recording No.: 9112090089  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line

5. 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: March 27, 1992  
Recording No.: 9203270023

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 29, 2010  
Recording No.: 201001290118

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.

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 February 05, 2021  
between Martin N. Williams Kristin Jowett ("Buyer")  
Buyer Buyer  
and Hai Thanh Tran Hong Thi Vo ("Seller")  
Seller Seller  
concerning 1025 Vera Court Mount Vernon WA 98273 (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:

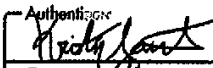
This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or 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  02/05/2021  
Buyer: 4:58 PM PST Date

 2/4/21  
Seller Date

Authenticator  02/05/2021  
Buyer: 4:28 PM PST Date

 2/4/21  
Seller Date