

When recorded return to:
Terry L. Shafer and Irma E. Garcia Jasso
2301 South 18th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1177
Mar 19 2021
Amount Paid \$7363.40
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046664

CHICAGO TITLE
620046664

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond Monks and Brenda Monks, as co-trustees of The Monks Trust, u/a dated December 14, 2016

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Terry L. Shafer and Irma E. Garcia Jasso, 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 14, PLAT OF BLACKBURN RIDGE PHASE 2

Tax Parcel Number(s): P117369 / 4767-000-014-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 13, 2021

Raymond Monks and Brenda Monks, as co-trustees of The Monks Trust, u/a dated December 14, 2016

BY: Brenda Monks
Brenda Monks
Co-Trustee

BY: Raymond Monks
Raymond Monks
Co-Trustee

State of ~~WASHINGTON~~ Arizona EO
County of ~~SKAGIT~~ Maricopa EO

I certify that I know or have satisfactory evidence that Brenda Monks and Raymond Monks are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Co-Trustee and Co-Trustee, respectively, of Raymond Monks and Brenda Monks, as co-trustees of The Monks Trust, u/a dated December 14, 2016 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/13/2021
[Signature]
Name: Elisha Chitila
Notary Public in and for the State of Arizona
Residing at: Maricopa
My appointment expires: 08/16/2022

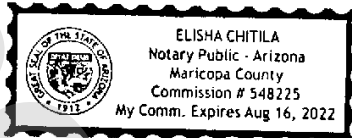


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117369 / 4767-000-014-0000

LOT 14, PLAT OF BLACKBURN RIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 31, 2000, UNDER AUDITOR'S FILE NO. 200010310122, 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 the Plat of Blackburn Ridge Phase 2:

Recording No: 200010310122

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: October 12, 2000

Recording No.: 200010120092

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.

EXHIBIT "B"
Exceptions
(continued)

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