

When recorded return to:
Joshua Warren
320 East Fulton Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1635

Apr 16 2021

Amount Paid \$8539.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620046995

Escrow No.: 245439841

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kirsten Hawney, an unmarried person

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 Joshua Warren, an unmarried person and Cassandra Sipe, an unmarried person

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

THE EAST 55 FEET OF LOTS 17,18, 19 AND 20, BLOCK 13, "VERNON HEIGHTS SECOND ADDITION TO MT. VERNON, WASHINGTON," AS PER THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE WEST 45 FEET OF SAID LOTS, 17, 18, 19 AND 20.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P54640, 3764-013-020-0009

STATUTORY WARRANTY DEED
(continued)


14 ~~18~~
Dated: April 14, 2021

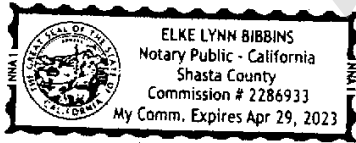

Kirsten Hawney

State of California
County of Shasta

I certify that I know or have satisfactory evidence that Kirsten Hawney is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4.14.2021


Name: Elke Lynn Bibbins
Notary Public in and for the State of California
Residing at: Shasta, Redding CA
My appointment expires: 4/29/2023



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 Vernon Heights Second Addition to Mt. Vernon, Washington:

Recording No: 62596

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

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."