

TN35286

Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor, WA

202105050125

05/05/2021 01:59 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor, WA

When recorded return to:

Jacob A. Megard
219 North Wall Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. *2021-1992*

May 05 2021

Amount Paid \$5621.00

Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047212

CHICAGO TITLE CO.

620047212

STATUTORY WARRANTY DEED

THE GRANTOR(S) David T. Vopnford, Jr. and Terri S. Vopnford, 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 Jacob A. Megard, an unmarried man

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

THE NORTH HALF OF LOTS 1, 2, 3, 4 AND 5, BLOCK 1, "MARTIN & BAILEY'S ADDITION TO
WEST VERNON, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 1
OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THE WEST 15 FEET OF LOT 5.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P67351 / 3950-001-004-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 3, 2021

[Signature]
David T. Vopnford, Jr.

[Signature]
Terri S. Vopnford

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David T. Vopnford, Jr. and Terri S. Vopnford 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: May 3, 2021

[Signature]
Name: Jennifer Brazill
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

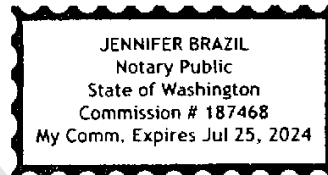


EXHIBIT "A"

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 Martin & Bailey's Addition to West Vernon:

Recording No: Volume 1, Page 48

2. Variance and the terms and conditions thereof:

Recording Date: February 23, 1982

Recording No.: 8202230035

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. 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."

5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.