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05/11/2021 01:48 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

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~~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

*Re-record to  
amend legal  
description*

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF 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  
MOUNT 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. SKAGIT COUNTY WASHINGTON  
Abbreviated Legal: (Required if full legal not inserted above.) REAL ESTATE EXCISE TAX

*2021-2071*

MAY 10 2021

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

Amount Paid \$0  
Skagit Co. Treasurer  
By *100* Deputy

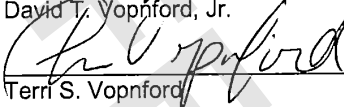
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 3, 2021

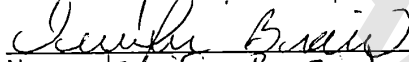
  
\_\_\_\_\_  
David T. Vopnford, Jr.

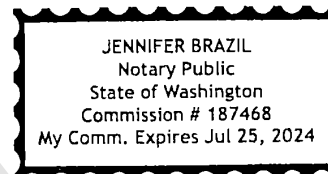
  
\_\_\_\_\_  
Terri S. Vopnford

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

  
\_\_\_\_\_  
Name: Jennifer Brazil  
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.