

When recorded return to:

Robert James Zembal Orlowski and Jenna Rose
Orlowski
706 North 8th Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620046359

Escrow No.: 245441510

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mathew J. McKerring and Jennifer L. McKerring, husband and wife
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 Robert James Zembal Orlowski and Jenna Rose Orlowski, a
married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 4, Block 8, Pape's Addition to the City of Mount Vernon, according to the plat thereof, recorded
in Volume 3 of Plats, page 59, 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): P107249

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

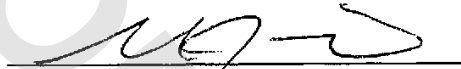
Affidavit No. 2021-2604


Jun 09 2021

Amount Paid \$8628.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2021



Mathew J. McKerring


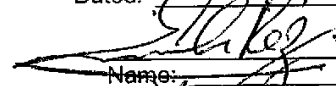
Jennifer L. McKerring

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

I certify that I know or have satisfactory evidence that Mathew J. McKerring and Jennifer L. McKerring 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: 06/08/2021



Name: Siavash Rezaei Rokhsari
Notary Public in and for the State of CA
Residing at: San Diego
My appointment expires: 12/03/2024



EXHIBIT "A" EXCEPTIONS

Order No.: 245441510/620046359

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 **MAP & SURVEY PLANS FOR BAYSHORE ARMS CONDOMINIUM:**

Recording No.: 1330022

The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Declaration and Covenants, Conditions, Restrictions and Reservations
Recording Date: July 18, 1979
Recording No.: 1330021

Modification(s) of said covenants, conditions and restrictions

Recording No.: 2040404056
Recording No.: 2050701312
Recording No.: 2100603215

Terms, conditions, easements and reservations contained in instrument(s):

Ordinance No.: 6169 and 6871
Executed by: City of Bellingham
Affects: Vacated Street/alleys only

4. Terms, conditions and provisions contained in instrument(s):

Recording Date: October 27, 1972 and January 27, 1977
Recording No.: 1126112
Recording No.: 1240880
Required by: City of Bellingham
Regarding: Agreement to improve streets
Affects: Said premises and other property

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Comcast of Washington, IV, Inc., a Washington corporation
Purpose: Broadband Communication Services
Recording Date: May 28, 2003
Recording No.: 2030506434
Affects: Said premises and other property

Lien of assessments levied pursuant to Declaration of Condominium for Bayshore Arms Condominium and any amendments thereto, pursuant to Chapter 64.32 prior to July 1, 1990 and RCW 64.34 after July 1, 1990 of the revised Code of Washington, designated as the "Horizontal Regimes Act (Condominiums)."

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 May 03, 2021
between Robert James Zembal Orłowski Jenna Rose Orłowski ("Buyer")
Buyer Buyer
and Mathew J McKerring Jennifer McKerring ("Seller")
Seller Seller
concerning 706 N 8th Street Mount Vernon 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.

Authentisign
Robert James Zembal Orłowski 05/04/2021
Seller 11:07:14 AM PDT Date

Authentisign
Mathew J. McKerring 05/04/2021
Seller 9:55:09 PM PDT Date

Authentisign
Jenna Rose Orłowski 05/04/2021
Seller 11:24:44 AM PDT Date

Authentisign
Jennifer McKerring 05/04/2021
Seller 10:28:14 PM PDT Date