

When recorded return to:
Brione Duarte and Maria Nela Duarte
2202 Jasmine Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3235
Jul 15 2021
Amount Paid \$6805.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATUTORY WARRANTY DEED

Order No.: NXWA-0522647

GNW 21-11831

THE GRANTOR(S)

Jayson G. Child and Sarah A. Child, a married couple

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Brione Duarte and Maria Nela Duarte, a married couple

the following described real estate, situated in the:

Lot 2, "JASMINE PLACE", as per plat recorded February 28, 2002 under Skagit County Auditor's File
No. 200202280026, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: Lot 2, JASMINE PLACE

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

For further particulars reference is made to Exhibit "A" attached hereto and by this reference made a
part hereof. Exhibit "A" – Skagit County Right-To-Manage Natural Resource Lands Disclosure.

Tax Parcel Number(s): P118960/4791-000-002-0000

Dated: July 8, 2021

Jayson G. Child
Jayson G. Child

Sarah A. Child
Sarah A. Child

STATE OF: WA

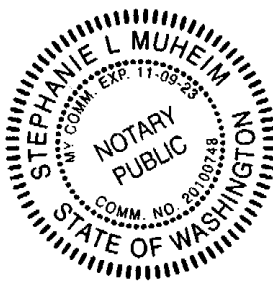
COUNTY OF: Island

On this day personally appeared before me **Jayson G. Child and Sarah A. Child**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 8th day of July, 2021.

Stephanie L. Muheim

Notary Public residing at: Ferndale
Printed Name: Stephanie L. Muheim
My Commission Expires: 11-09-2023



Subject to - Deed Exception(s):

RESERVATIONS CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, his wife

Recorded: August 17, 1900

Auditor's No: 34055

As Follows: All coal and other minerals are reserved and excepted from this conveyance

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors recorded March 5, 1991, as Auditor's File No. 9103050066.

Easement, affecting a portion of subject property for the purpose of sidewalk access including terms and provisions thereof granted to City of Mount Vernon, recorded August 24, 2001 as Auditor's File No. 200108240008

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors recorded September 6, 2001, as Auditor's File No. 200109060034.

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Jasmine Place recorded February 28, 2002 as Auditor's File No. 200202280026.

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Northern Reign Development Company, LLC, affecting lots 17-21, dated December 12, 2001, recorded December 24, 2001 as Auditor's File No. 200112240134.

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Northern Reign Development Company, LLC, affecting lots 15-16, recorded February 28, 2002 as Auditor's File No. 200202280025.

Municipal assessments, if any, levied by the City of Mount Vernon.

EXHIBIT "A"

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 June 11, 2021

between Brione Duarte Maria Nela Duarte ("Buyer")
Buyer Buyer
and Jayson G Child Sarah A Child ("Seller")
Seller Seller
concerning 2202 Jasmine Pl Mount Vernon WA 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.

Authenticate
Maria Nela Duarte 06/11/2021
Buyer 2:16:40 PM PDT Date

Authenticate
SChild 06/14/2021
Seller 9:15:57 PM PDT Date

Authenticate
Brione Duarte 06/11/2021
Buyer 2:22:28 PM PDT Date

Authenticate
Jayson G Child 06/14/2021
Seller 9:14:56 PM PDT Date