

When recorded return to:  
James Melvin Jones and Christina Marie Jones  
1610 South 7th Street  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St.  
Mount Vernon, WA 98273

Escrow No.: 620050613

CHICAGO TITLE CO.  
620050613

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacob Houvener, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to James Melvin Jones and Christina Marie Jones, a married couple and Deakon Tiger Potts, an unmarried person

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

THE SOUTH HALF OF LOT 1 AND ALL OF LOT 2, BLOCK 3, LIND'S ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 41, 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): P53393 / 3736-003-002-0007, P53391 / 3736-003-001-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-695

Feb 24 2022

Amount Paid \$7541.00


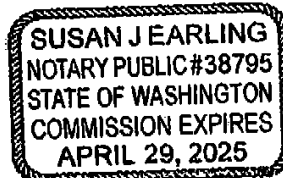
Skagit County Treasurer

By Lena Thompson Deputy

0.620019-620050613

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 22, 2022

  
\_\_\_\_\_  
Jacob HouvenerState of WASHINGTON  
County of SNOHOMISHThis record was acknowledged before me on 2-22-2022 by Jacob Houvener.  
\_\_\_\_\_  
(Signature of notary public)Notary Public in and for the State of WAResiding at: EDMONDSMy commission expires: 4-29-2025

## EXHIBIT "A"

### Exceptions

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

In favor of:	Puget Sound Power & Light Company, a corporation
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	September 14, 1937
Recording No.:	294384
Affects:	Exact location and extent of easement is undisclosed of record
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of:	Puget Sound Power & Light Company, a corporation
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	September 12, 1945
Recording No.:	383129
Affects:	Exact location and extent of easement is undisclosed of record
  
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Lind's Addition to Mount Vernon:
 

Recording No.: 439938
  
4. Relinquishment of access to State Highway Number and of light, view and air by Deed:
 

Grantee:	State of Washington
Recording Date:	May 7, 1953 and August 13, 1953
Recording No.:	488020
Recording No.:	491576
  
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
6. 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

**EXHIBIT "A"****Exceptions  
(continued)**

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."

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