

**When recorded return to:**  
Gordon R Eary  
1528 Sarah Street  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620051539

Escrow No.: 620051539

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rick G. White and Ronni J. White, 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 Gordon R Eary, a single man

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

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

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

LT 20, "PLAT OF BLACKBURN RIDGE"

Tax Parcel Number(s): P113169 / 4708-000-020-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222833

Jul 08 2022

Amount Paid \$9340.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 21, 2022

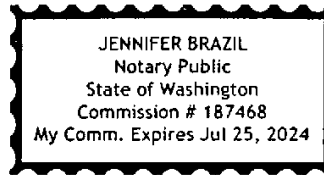
*Rick G. White*  
Rick G. White

*Ronni J. White*  
Ronni J. White

State of Washington  
County of Skagit

This record was acknowledged before me on 6-28-2022 by Rick G. White and Ronni J. White.

*Jennifer Brazil*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P113169 / 4708-000-020-0000**

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LOT 20, "PLAT OF BLACKBURN RIDGE", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS,  
PAGES 206 THROUGH 208, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 20, 1975  
Recording No.: 826431  
Affects: The West 20 feet of the East 120 feet of the North 600 feet of said plat
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 15, 1977  
Recording No.: 868658  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline within said plat
  
3. Agreement, including the terms and conditions thereof; entered into;  
By: Mount Vernon City Engineer  
And Between: Keith and Regina Ash  
Recorded: June 1, 1981  
Recording No.: 8106010035
  
4. Standard Participation Contract, including the terms and conditions thereof;  
Between: City of Mount Vernon, a municipal corporation  
And: Keith and Regina Ash, husband and wife  
Dated: September 16, 1981  
Recorded: September 23, 1981  
Recording No.: 8109230024  
Providing: Right to connect subject property to city sewer
  
5. Terms and conditions of that City of Mount Vernon Ordinance;  
Recorded: September 30, 1993  
Recording No.: 9309300144  
Ordinance No.: 2557
  
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

**EXHIBIT "B"**Exceptions  
(continued)

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 Blackburn Ridge:

Recording No: 9801300134

7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: January 29, 1998  
Recording No.: 9801290061  
Executed By: Dean Holt and Gunnar Pedersen

Amended by instrument(s):

Recorded: October 11, 2000  
Recording No.: 200010110006

8. 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."

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

**EXHIBIT "B"**

Exceptions  
(continued)

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Mount Vernon.