

When recorded return to:

Maurice Miles Casad and Mary Catherine Casad
2843 Silver Lake Rd
Bartlesville, OK 74006

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051695

CHICAGO TITLE CO.

Le 20051695

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235322

Jan 30 2023

Amount Paid \$9051.14
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin Lazowski and Stacey Lazowski, 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 Maurice Miles Casad and Mary Catherine Casad, a married
couple

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.)

Ptn. Lot 2, Block 8, Mount Vernon Gates Addn. No. 1

Tax Parcel Number(s): P52053 / 3700-008-002-0008

Subject to:

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

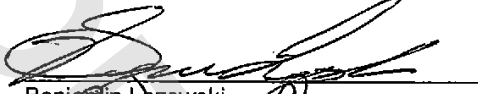
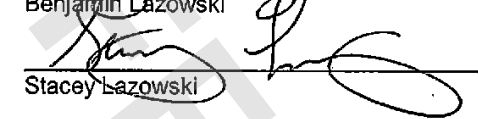

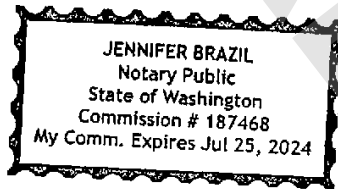
STATUTORY WARRANTY DEED
(continued)Dated: January 27, 2023
Benjamin Lazowski

Stacey LazowskiState of Washington
County of SnohomishThis record was acknowledged before me on 1-27-2023 by Benjamin Lazowski and Stacey Lazowski.
(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): P52053 / 3700-008-002-0008

The South 1/2 of the Southwesterly 39.5 feet of Lot 2, Block 8, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, Page 98, records of Skagit County, Washington.

EXCEPT the East 6 feet conveyed to the City of Mount Vernon for Alley purposes by Deed dated March 20, 1029, under Auditor's File No. 224225 in Volume 151 of Deeds, page 206.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Party Wall Agreement, including the terms, covenants and provisions thereof
Recording Date: October 14, 1918
Recording No.: 127860
2. 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."
3. Assessments, if any, levied by Mount Vernon.
4. City, county or local improvement district assessments, if any.