

When recorded return to:
Daniel Suhre Bullard
1408 Broad Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236121

Apr 14 2023

Amount Paid \$7365.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053825

CHICAGO TITLE
620053825

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert N. MacKay and Deanna R. MacKay, 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 Daniel Suhre Bullard, an unmarried person and Alexa Christine Brandt, an unmarried person

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 OF LT(S) 3 & 4, BLK 2, "HOME ADDITION TO MT. VERNON, WASH."

Tax Parcel Number(s): P53259 / 3731-002-004-0101

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 7, 2023

Robert N. MacKay
Robert N. MacKay

Deanna R. MacKay
Deanna R. MacKay

State of Washington
County of Skaagit

This record was acknowledged before me on 4-7-2023 by Robert N. MacKay and Deanna R. MacKay.

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): P53259 / 3731-002-004-0101

THE WEST 50.90 FEET OF THE NORTH 100 FEET OF LOT 3 AND THE EAST 9.10 FEET OF THE NORTH 100 FEET OF LOT 4, BLOCK 2, "HOME ADDITION TO MT. VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 95, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF "HOME ADDITION TO MT. VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 95, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 4, BLOCK 2, 135 FEET NORTH OF THE SOUTHWEST CORNER;
THENCE EAST 60 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 35 FEET;
THENCE EAST PARALLEL WITH THE NORTH LINE OF SKAGIT STREET 120 FEET;
THENCE SOUTH 70 FEET;
THENCE WEST 105 FEET;
THENCE NORTH 35 FEET;
THENCE WEST 15 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THAT PORTION CONVEYED BY BOUNDARY LINE ADJUSTMENT DEED RECORDED ON JUNE 19, 2001, UNDER AUDITOR'S FILE NO. 200106190146, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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, as set forth in the document

Recording Date: July 5, 1973
Recording No.: 788056

2. 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 Home Addition to Mt Vernon, Wash:

Recording No: 83737

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 Survey:

Recording No: 200106210001

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.

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 March 13, 2023
between Daniel S Bullard, Alexa C Brandt Michael Bullard, Elizabeth Bullard ("Buyer")
Buyer Buyer
and Robert MacKay Deanna Mackay ("Seller")
Seller Seller
concerning 1408 Broad St Mount Vernon WA 98274 (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.

Daniel S Bullard 03/13/23
Authenticator
Alexa C Brandt 03/13/23
Authenticator
Buyer Date
Michael Bullard 03/13/23
Authenticator
Buyer Date
Elizabeth Bullard 03/13/23
Authenticator

Deanna MacKay 03/14/23
Authenticator
Seller Date
Robert MacKay 03/14/23
Authenticator
Seller Date