

When recorded return to:
Christine Mcbee and John Mcbee
2028 S 15th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237243

Jul 13 2023

Amount Paid \$9562.00
Skagit County Treasurer
By Lena Thompson Deputy

Ticor Title RES70207830 **STATUTORY WARRANTY DEED**
Chicago Title 620054417 5

THE GRANTOR(S) Ronda Weston, 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 Christine Mcbee and John Mcbee, a married couple

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

LOT 3, PLAT OF BLACKBURN RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 16 OF PLATS, PAGES 206 THROUGH 208, 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): P113152 / 4708-000-003-0000

Subject to:

1. See Exhibit "A" attached hereto and made a part hereof

STATUTORY WARRANTY DEED
(continued)

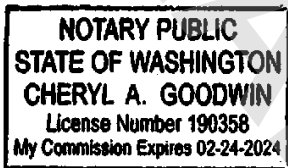
Dated: July 10, 2023

Ronda K Weston
Ronda Weston

State of Washington
County of *King*

This record was acknowledged before me on *July 19, 2023* by Ronda Weston.

Cheryl Goodwin
(Signature of notary public)
Notary Public in and for the State of *Washington*
My commission expires: *8-24-24*



**EXHIBIT "A"
EXCEPTIONS**

Order No.: RES70207830

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 20, 1975
Auditor's No.: 826431, records of Skagit County, Washington
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
Auditor's No.: 868658, records of Skagit County, Washington
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;

By: Mount Vernon City Engineer
And Between: Keith and Regina Ash
Recorded: June 1, 1981
Auditor's No.: 8106010035, records of Skagit County, Washington

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
Auditor's No.: 8109230024, records of Skagit County, Washington
Providing: Right to connect subject property to city sewer

5. Ordinance No. 2557 and the terms and conditions thereof:

Recording Date: September 30, 1993
Recording No.: 9309300144

**EXHIBIT "A"
EXCEPTIONS**

(continued)

6. Covenants, conditions, restrictions and easements 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: January 29, 1998
Recording No.: 9801290061

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 11, 2000
Recording No.: 200010110006

7. 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 Plat of Blackburn Ridge:

Recording No.: 9801300134

8. Skagit County Right to Manage Natural Land Disclosure and the terms and conditions thereof:

Recording Date: February 12, 2018
Recording No.: 201802120186

**EXHIBIT "A"
EXCEPTIONS**

(continued)

9. 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."

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