

When recorded return to:
J. Terence Blake and Amy Melissa Blake
220 North 30th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238478
Oct 23 2023
Amount Paid \$8672.00
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.: 620054308

CHICAGO TITLE
620054308

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond Keledei and Catherine Adanto, 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 J. Terence Blake and Amy Melissa Shannon, 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^s HEREOF

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

LT 17, PLAT OF SKAGIT ORCHARDS

Tax Parcel Number(s): P118359 / 4781-000-017-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11 OCT 2023

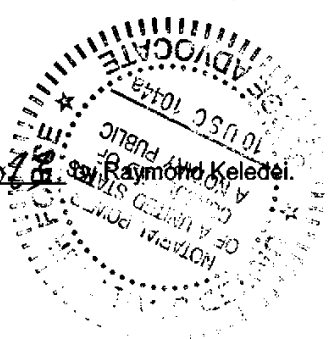
[Signature]
Raymond Keledei

Catherine Adanto

State of RAMSTEIN AB
County of _____

This record was acknowledged before me on 11 OCT 2023 at _____

[Signature]
(Signature of notary public)
Notary Public in and for the State of RAMSTEIN AB
My commission expires: 24 APR 2026



State of _____
County of _____

This record was acknowledged before me on _____ by Catherine Adanto.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: 10/14/2023

Raymond Keledei
Catherine Adanto
Catherine Adanto

State of _____
County of _____
This record was acknowledged before me on _____ by Raymond Keledei.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of CA
County of Los Angeles
This record was acknowledged before me on 10-14-23 by Catherine Adanto.

Susan M. Dunn
(Signature of notary public) SUSAN M. DUNN, NOTARY PUBLIC
Notary Public in and for the State of CA
My commission expires: 3-22-25



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118359 / 4781-000-017-0000

LOT 17, PLAT OF SKAGIT ORCHARDS, ACCORDING TO THE PLAT THEREOF RECORDED
SEPTEMBER 24, 2001 UNDER AUDITOR'S FILE NO. 200109240161, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Variance No. PP-00-0567 and the terms and conditions thereof:
Recording Date: January 26, 2001
Recording No.: 200101260088
Providing: Approval of preliminary plat of "Skagit Orchards"

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 Skagit Orchards:

Recording No: 200109240161

3. 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: March 12, 2002
Recording No.: 200203120075

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.

7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 September 19, 2023
between Amy Melissa Shannon J Terence Blake ("Buyer")
Buyer Buyer
and Raymond Keledei Catherine Adanto ("Seller")
Seller Seller
concerning 220 N 30th St Mount Vernon WA 98273 (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.

Authenticator
Amy Melissa Shannon 09/19/23
Buyer Date

Authenticator
Raymond Keledei 09/04/2023
Seller Date

Authenticator
J Terence Blake 09/19/23
Buyer Date

Authenticator
Catherine Adanto 09/11/2023
Seller Date