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03/29/2024 10:34 AM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

When recorded return to:  
LINDA A. SLOTNICK and PHILIP SCOTT  
ANDERSON  
828 RYAN COURT  
CONCORD, CA 94518

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240059  
Mar 29 2024  
Amount Paid \$13914.10  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

Order No.: W-208838

Title Order No.: W-208838-1

<sup>0 pdaes</sup>  
THE GRANTOR(S) 21297-LT

SHANNON J. CURRIE and JOSHUA E. CURRIE, husband and wife

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE  
CONSIDERATION in hand paid, conveys, and warrants to

LINDA A. SLOTNICK and PHILIP SCOTT ANDERSON, a married couple

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

LOT 139, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3," AS PER PLAT RECORDED ON  
OCTOBER 25, 2004, UNDER AUDITOR'S FILE NO. 200410250250, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Tax Parcel No(s): ~~P1122241~~, 4844-000-139-0000

P12241

Dated: March 18, 2024

ATTACHED TO SWD, W-208838

Shannon J. Currie  
SHANNON J. CURRIE

Joshua E. Currie  
JOSHUA E. CURRIE

STATE OF NV }  
COUNTY OF Clark } SS:

I certify that I know or have satisfactory evidence that SHANNON J. CURRIE and JOSHUA E. CURRIE the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: The 22 day of March, 2024

Kendra Doyle  
NOTARY SIGNATURE  
Notary Public in and for the State of NV  
Residing at Clark County



My appointment expires: 10/5/25

**EXHIBIT "A"****SUBJECT TO:**

1. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**  
Grantee: Cascade Natural Gas Corporation  
Purpose: Natural gas pipeline or pipelines  
Area Affected: 10 feet in width per mutual agreement  
Dated: September 28, 1993  
Recorded: October 11, 1993  
Auditor's No.: 9310110127
2. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**  
Grantee: Puget Sound Power & Light Co.  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way  
Area Affected:  
Easement No. 1: All streets, road rights of way, green belts, open spaces and utility easements as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)  
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.  
Dated: August 8, 1993  
Recorded: November 2, 1993  
Auditor's No.: 9311020145
3. **COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:**  
Plat/Short Plat: Plat of Eaglemont, Phase 1B, Division 3  
Recorded: October 25, 2004  
Auditor's File No.: 200410250250

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED.  
Declaration Dated: January 11, 1994  
Recorded: January 25, 1994  
Auditor's No.: 9401250030  
Executed By: Sea-Van Investments, a Washington general partnership
- AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:  
Recorded: December 11, 1995  
Auditor's No.: 9512110030  
Executed By: Sea-Van Investments Assoc., a Washington general partnership
- AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:  
Recorded: March 18, 1996  
Auditor's No.: 9603180110  
Executed By: Sea-Van Investments Assoc, a Washington general partnership
- AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:  
Recorded: February 1, 2000  
Auditor's No.: 200002010099  
Executed By: Sea-Van Investments Assoc., a Washington general partnership
- AMENDED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:  
Recorded: February 1, 2000  
Auditor's No.: 200002010100 Executed By: Sea-Van Investments Assoc., a Washington general partnership
5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
Grantee: Sea Van Investment Associates, a Washington general partnership  
Purpose: A non-exclusive perpetual easement for ingress, egress and utilities  
Area Affected: See instrument  
Dated: May 15, 2000  
Recorded: May 23, 2000  
Auditor's No.: 200005230026
6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.  
Area Affected:  
Easement No. 1: As constructed or to be constructed on the temporary road and utility easement described on the attached Exhibit "A". (Grantor shall insure that the road is maintained at all times for to provide access for the maintenance of the Grantee's electrical facilities)  
Easement No. 2: A strip of land 10 feet in width being parallel to and coincident with the temporary road and utility easement described on the attached Exhibit "A"  
Dated: Not disclosed  
Recorded: September 6, 2000  
Auditor's No.: 200009060009

7. Terms and conditions contained in the "Eaglemont Master Plan" approved May 27, 1992 by the City of Mount Vernon, Resolution No. 332, and amended by Resolution Nos. 352, 353, 377 and 379, all as disclosed by that certain "Development Agreement Between the City of Mount Vernon And Sea-Van Establishing a Process To Implement And Amend The Eaglemont Master Plan" as recorded June 2, 2010, under Auditor's File No. 201006020039, records of Skagit County, Washington.
8. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations including, but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind, during any 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance. Recorded November 29, 2005 under Auditor's File No. 200511290106.

Authentic ID: 6904865-8006-8211-8578-89028002854

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 08, 2024  
between Linda A Slotnick Philip S Anderson ("Buyer")  
Buyer Buyer  
and Shannon J. Currie Joshua E. Currie ("Seller")  
Seller Seller  
concerning 4711 Parkview Lane 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.

Authentic  
Linda A Slotnick 03/03/24  
Buyer Date  
Authentic  
Philip S Anderson 03/03/24  
Buyer Date

Authentic  
Shannon J. Currie 02/07/2024  
Seller Date  
Authentic  
Joshua E. Currie 02/07/2024  
Seller Date