

When recorded return to:

Russell Blakeley and Julia Blakeley
12130 N Partridge Way
Hayden, ID 83835

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242990

Nov 19 2024

Amount Paid \$15970.00

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

CHICAGO TITLE
W20057228

Escrow No.: 620057228

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Robert Baron and Pamela Ann Baron as Trustees of The Michael Robert Baron and Pamela Ann Baron Trust dated October 27, 2022

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Russell Blakeley and Julia Blakeley, husband and wife

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.)

LT 127, PLAT OF EAGLEMONT, PHASE 1B, DIV. 3, REC NO. 200410250250

Tax Parcel Number(s): P122229 / 4844-000-127-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11-15-24

Michael Robert Baron and Pamela Ann Baron Trust dated October 27, 2022

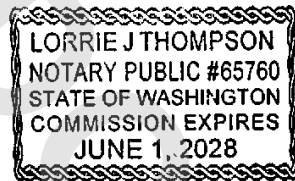
BY: _____
Michael Robert Baron
Trustee

BY: Pamela Ann Baron
Pamela Ann Baron
Trustee

State of _____
County of _____

This record was acknowledged before me by means of communication technology
on _____ by _____

(electronic official stamp) Notary Public
My commission expires: _____



State of Washington
County of SKagit

This record was acknowledged before me on November 15, 2024 by Pamela Ann Baron as Trustee, respectively, of The Michael Robert Baron and Pamela Ann Baron Trust dated October 27, 2022.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

STATUTORY WARRANTY DEED
(continued)

Dated: 11/12/2024

Michael Robert Baron and Pamela Ann Baron Trust dated October 27, 2022

BY: Michael Robert Baron
Michael Robert Baron
Trustee

BY: _____
Pamela Ann Barron
Trustee

State of Washington
County of Snohomish

This record was acknowledged before me by means of communication technology
on 11/12/2024 by Michael Robert Baron

TAYLOR K SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

Taylor K. Samuel
Notary Public
My commission expires: 10/23/2027

Notarized remotely online using communication technology via Proof.

State of _____

County of _____

This record was acknowledged before me on _____ by Pamela Ann Barron
as Trustee, respectively, of The Michael Robert Baron and Pamela Ann Baron Trust dated October 27,
2022.

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122229 / 4844-000-127-0000

LOT 127, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 2004, UNDER AUDITOR'S FILE NO. 200410250250, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Eaglemont, Phase 1A:

Recording No: 9401250031

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

Recorded: October 11, 1993
Recording No.: 9310110127, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: 10 foot right-of-way contract

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 2, 1993
Recording No.: 9311020145, 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: All streets and roads within said plat, exterior 10 feet of all lots parallel with street frontage, and 20 feet parallel with Waugh Road

4. 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 Eaglemont, Phase 1B, Division 3:

Recording No: 200410250250

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: August 7, 2003
Recording No.: 200308070005, records of Skagit County, Washington
In favor of: Comcast of Washington, IV, Inc.
For: Installation and Maintenance of Cable

EXHIBIT "B"**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 25, 1994
 Recording No.: 9401250030
 Executed By: Sea-Van Investments Association

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 11, 1995
 Recording No.: 9512110030

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 1996
 Recording No.: 9603180110

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
 Recording No.: 200002010099

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
 Recording No.: 200002010100

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Recorded: January 25, 1994
 Recording No.: 9401250030, records of Skagit County, Washington
 Imposed By: Sea-Van Investments Association

AMENDED by instrument(s):

Recorded: December 11, 1995
 Recording No.: 9512110030, records of Skagit County, Washington

8. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against

EXHIBIT "B"

Exceptions
(continued)

handicap persons;

Recorded: January 5, 1999
Recording No.: 9901050007, records of Skagit County, Washington
Executed By: Seavan Investments As Follows:

Grantees herein acknowledge that in the event construction shall not commence as required during the times stated in the CC & R's. The Grantor herein shall have the right to repurchase the subject property for a cash price equal to the selling price agreed herein, which shall be exercised by the Grantor, at Grantors sole discretion, during a sixty (60) calendar day period beginning the day after the fourth anniversary of the closing of this transaction, provided however, that the Grantors option to repurchase shall be null and void if Grantee fully complies with all terms of the purchase and sale agreement.

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Eaglemont Homeowners Association.
11. Assessments, if any, levied by Mt Vernon.
12. 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 October 18, 2024
between Russell Blakeley Julia Blakeley ("Buyer")
Buyer Buyer
and MICHAEL ROBERT BARON AND PAMEL ("Seller")
Seller Seller
concerning 4714 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.

Authentisign
R Blakeley 10/18/2024
Buyer Date

Authentisign
Julia Blakeley 10/18/2024
Buyer Date

Authentisign
MICHAEL ROBERT BARON AND PAMELA ANN BARON TRUST PAMELA ANN BARON - TRICE
Seller 10/18/24

Authentisign
MICHAEL ROBERT BARON AND PAMELA ANN BARON TRUST - MICHAEL ROBERT BARON
Seller Date
10/18/24