

When recorded return to:

MACKENZIE UNICK
10225 WARFIELD ROAD
SEDRO WOOLLEY, WA 98284



Skagit County Auditor \$75.00
12/4/2014 Page 1 of 4 12:07PM

Filed for Record at Request of
WHATCOM LAND TITLE CO., INC.
Escrow Number: W-123794

Statutory Warranty Deed

Grantor: MIRIAM I. FEIN and SIMME F. BOBROSKY
Grantee: MACKENZIE UNICK

LAND TITLE OF SKAGIT COUNTY
150797

THE GRANTORS MIRIAM I. FEIN, who acquired title as IRA HIRSCH FEIN, as separate property and SIMME F. BOBROSKY, as separate property, in indeterminate undivided interests for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MACKENZIE UNICK, a single person

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

Abbreviated Legal: LOT A & PTN LOT B, SP46-76; BEING A PTN OF 28-35-6 E W.M.

For Full Legal See Attached Exhibit "A"
See Attached Exhibit "A" for Exceptions & Exhibit "B" for Right-to-Manage Natural Resource Lands Disclosure

Tax Parcel Number(s): 350628-2-003-0301 PID: P41953, 350628-2-003-0800 PID: P107855

Dated December 1, 2014

Miriam I. Fein
MIRIAM I. FEIN

Simme F. Bobrosky
SIMME F. BOBROSKY

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that MIRIAM I. FEIN and SIMME F. BOBROSKY is/are the person(s) who appeared before me, and said person(s) acknowledged that HE/SHE/THEY signed this instrument and acknowledge it to be HIS/HER/THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-1-14

Deanna L. Handley
DEANNA L. HANDLEY
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 10/18/2017



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144585
DEC 04 2014

Amount Paid \$ 4,366.02
Skagit Co. Treasurer
By MB Deputy

EXHIBIT A

PARCEL "A":

Lot "A" of Skagit County Short Plat No. 46-76, approved October 12, 1979, recorded October 30, 1979, in Book 3 of Short Plats, page 204, under Auditor's File No. 7910300008, records of Skagit County, Washington; being a portion of the Northwest ¼ of the Northwest ¼ of Section 28, Township 35 North, Range 6 East, W.M., EXCEPT THEREFROM the following described parcel:

That portion of the Northwest ¼ of the Northwest ¼ of Section 28, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Southeast corner of Lot "B" of Skagit County Short Plat No. 46-76, approved October 12, 1979 and recorded October 30, 1979 in Book 3 of Short Plats, page 204, under Auditor's File No. 7910300008, records of Skagit County, Washington;
thence North 01°00'55" East, 211 feet, more or less, to the Northeast corner of said Lot "B";
thence North 76°47'44" East along the projection of the North line of said Lot "B", 20 feet, more or less, to a point intersecting with the Eastern boundary of Lot "A" of said Short Plat No. 46-76;
thence South 01°00'55" West along said Eastern boundary of said Lot "A", a distance of 216.45 feet, more or less to the Southeastern corner of said Lot "A";
thence North 87°54'06" West; a distance of 20 feet, more or less, along the Southern boundary of Lot "A" to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 20 feet of Lot "B" of Skagit County Short Plat No. 46-76, approved October 12, 1979, and recorded October 30, 1979 in Book 3 of Short Plats, page 204, under Auditor's File No. 7910300008, records of Skagit County, Washington; being a portion of the Northwest ¼ of the Northwest ¼ of Section 28, Township 35 North, Range 6 East, W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

A. Notes contained on the face of Short Plat No. 46-76, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Residential;
4. Sewage Disposal - Individual septic systems;
5. Water - Private wells, See Note #7;
6. Basis of Survey - Short Plat No. 46-76 A.F. 851044;
7. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing this plat. The buyer should inquire and investigate as to the availability of said water.

B. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Ira Hirsch Fein & Simme Bobrosky
Recorded: January 18, 2008
Auditor's File No.: 200801180145
Regarding:

"This parcel lies outside of and immediately adjacent to an area designated as a Natural Resource Land (agricultural, forest or mineral resource lands of long-term commercial significance) in Skagit County. Pursuant to Skagit County Code 14.16.810(7) such parcels shall observe a minimum 200' building



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setback from such Natural Resource Lands unless a waiver is obtained. The property owner hereby waives the 200 foot setback by acknowledging in this title notification the possible occurrence of agriculture, forestry or mining activity on the adjacent property. The property owner identified herein also waives for all current and future owners, any claim for damages that may occur to the building or occupants because of activities which are conducted in accordance with applicable state regulations. In case of Industrial Forest-NRL lands, this waiver must also be approved by the owner of adjacent Industrial Forest-NRL lands.

The property owner thus acknowledges that 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 to made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. Contact the Skagit County Planning and Permit Center for details."

C. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Ira Hirsch Fein
Recorded: January 18, 2008
Auditor's File No.: 200801180146
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by 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 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 lands operation 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 natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

D. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Ira Fein & Simme Bobrosky
Recorded: June 24, 2011
Auditor's File No.: 201106240033

END OF EXHIBIT "A"



EXHIBIT "B"

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.

END OF EXHIBIT "B"



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