

When recorded return to:

Mr. and Mrs. James Young  
945 Coronado Circle  
Santa Paula, CA 93060



201703160112

Skagit County Auditor

\$76.00

3/16/2017 Page

1 of

4 1:59PM

Filed for Record at Request of  
Curtis And Casteel Law Group, PLLC  
Escrow Number: C1700124JB

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

113302

THE GRANTORS Ryan M. Turner and Virginia M. Turner, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James Young and Anita Young, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Parcel A: Ptn. Of Lots 19-20, Block 12, Beale's Maple-Grove Add'n.

Parcel B: Section 30, Township 35 North, Range 2 East; Ptn. Of Gov't Lot 2

Tax Parcel Number(s): 350230-0-083-0001 (P33075), 3775-012-020-0008 (P56651)

LEGAL DESCRIPTION ATTACHED ON EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "B"

Subject to Skagit County Right-To-Manage Natural Resource Lands Disclosure on attached Exhibit "C".

Dated March 10, 2017

Ryan M. Turner  
Ryan M. Turner

Virginia M. Turner  
Virginia M. Turner

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171019  
MAR 16 2017

STATE OF WA.  
COUNTY OF SKagit SS:

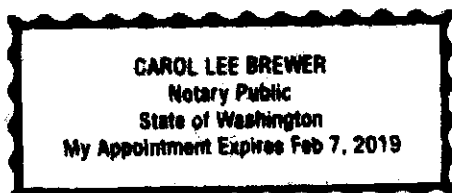
Amount Paid \$ 4766.50  
Skagit Co. Treasurer  
By M. M. Deputy

I certify that I know or have satisfactory evidence that Ryan M. Turner and Virginia M. Turner

are the persons who appeared before me, and said persons 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: Mar 15, 2017

Carol Lee Brewer



Notary Public in and for the State of WA.

Residing at Mount Vernon

My appointment expires: Feb 07, 2019

## EXHIBIT "A"

### Parcel A:

Fractional Lots 19 and 20, Block 12, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

### Parcel B:

That portion of Government Lot 2, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 20, in Block 12 of said plat of "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES"; thence South along West line of "R" Avenue to the North line of Thirty-Seventh Street; thence West 60 feet; thence North parallel to the West line of "R" Avenue to the Southwest corner of Lot 19, in said Block 12; thence East to the point of beginning.

## EXHIBIT "B"

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Beale's Maple Grove Addition to Anacortes
Recorded:	November 30, 1890
Auditor's No.:	Volume 2 of Plats, Page 19

EXHIBIT "C"

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 February 09, 2017  
between James Young Anita Young ("Buyer")  
and Ryan Turner Virginia Turner ("Seller")  
concerning 802 37th Street Anacortes WA 98221 (the "Property")

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.

Authorized: James Young  
Buyer Date: 2-19-17  
Date

Ryan M. Brown 2-19-17  
Seller Date

Authorized: Anita Young  
Buyer Date: 2-19-17  
Date

Virginia Turner 2-19-17  
Seller Date