

When recorded return to:

Miriam M. Zucker  
18165 Joy Place  
Burlington, WA 98233



Skagit County Auditor  
10/16/2017 Page

1 of 3 1:39PM  
\$76.00

Filed for Record at Request of  
Leo Palmer Escrow, Inc.  
Escrow Number: 14512

Grantor: Joseph W. Wheeler  
Grantee: Miriam M. Zucker

CHICAGO TITLE  
020032479

Statutory Warranty Deed

THE GRANTOR Joseph W. Wheeler, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Miriam M. Zucker, an unmarried person as her separate estate the following described real estate, situated in the County of ~~Spokane~~ Skagit, State of Washington

Abbreviated Legal: Ptn 14 and 15 Country Lane Second Addition Portion: Volume Page(s) Situated in the County of ~~Spokane~~ Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P64645 / 3891-000-015-0017

Dated October 11, 2017

Joseph W. Wheeler  
Joseph W. Wheeler

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174550  
OCT 16 2017

Amount Paid \$4045.00  
Skagit Co. Treasurer  
By ML Deputy

STATE OF Washington  
COUNTY OF SAN JUAN SS:

I certify that I know or have satisfactory evidence that Joseph W. Wheeler  
the person who appeared before me, and said person acknowledged that he/she  
signed this instrument and acknowledge it to be his/her AIC free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 10-11-2017

Anne Irene Clauson

Notary Public in and for the State of Washington  
Residing at FRIDAY HARBOR, WA  
My appointment expires: JULY 13, 2019



## EXHIBIT A

That portion of Tracts 14 and 15 of COUNTRY LANE SECOND ADDITION, as per plat recorded in Volume 6 of Plats, page 6, records of Skagit County, described as follows:

Beginning at the most Southerly corner of said Tract 14;  
Thence North  $0^{\circ}1'33''$  West along the East line of said Tract 14, a distance of 50 feet;  
Thence West parallel to the South line of said Tract 15 to the Northeasterly line of said Tract 15;  
Thence North  $48^{\circ}04'$  West along the Northeasterly line of said Tract 15 to the most Northerly corner of said Tract 15;  
Thence on a curve to the right along the Northerly line of said Tract 15 a distance of 80.34 feet to the Northwestern corner of said Tract 15;  
Thence Southeasterly in a straight line to a point of the South line of said Tract 15 which is South  $88^{\circ}55'47''$  East 15 feet from the Southwest corner of said Tract 15;  
Thence South  $88^{\circ}55'47''$  East along said South line 196.88 feet to the point of beginning.

Situated in Skagit County, Washington

### SUBJECT TO:

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Co  
Purpose: Electric transmission and/or distribution line  
Recording Date: June 1, 1960  
Recording No.: 595033

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Plat of Country Lane Second Addition:

Recording No: 595166

**EXHIBIT B**

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 13, 2017  
between Miriam M Zucker Buyer ("Buyer")  
and Joseph W Wheeler Seller ("Seller")  
concerning 18165 Joy Pl Address Burlington City WA State 98233 Zip (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.

Authentication  
Miriam M Zucker 09/13/2017  
Buyer 9:17:28 PM PDT  
Date  
Buyer Date

Authentication  
Joseph W Wheeler 09/15/2017  
Seller 8:18:2017 10:13:28 AM PDT  
Date  
Seller Date