

When recorded return to:
Dylan Nersten
34215 Hamilton Cemetery Road
Sedro Woolley, WA 98284



201904220077

04/22/2019 01:42 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037741

CHICAGO TITLE
020037741

STATUTORY WARRANTY DEED

THE GRANTOR(S) John P. OConnor, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dylan Nersten, a single man 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.)

Lot(s): B SKAGIT COUNTY SHORT PLAT NO. 16-79 ; being ptn. Tract 4,
Tax Parcel Number(s): P67264 / 3947-000-004-0006 Livermores Hamilton

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191445
APR 22 2019

Amount Paid \$ 6502.00
Skagit Co. Treasurer

By Deputy

[Signature]

STATUTORY WARRANTY DEED
(continued)

Dated: April 10, 2019

John P. O'Connor
John P. O'Connor

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John P. O'Connor is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: APRIL 19, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67264 / 3947-000-004-0006

Tract B of SKAGIT COUNTY SHORT PLAT NO. 16-79 as approved March 16, 1979, and recorded March 20, 1979, in Volume 3 of Short Plats, page 84, under Auditor's File No. 7903200012, records of Skagit County, Washington; being a portion of Tract 4, Livermores Hamilton Acreage, according to the plat thereof recorded in Volume 3 of Plats, page 87, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Pipelines
Recording Date: January 12, 1925
Recording No.: 180111
Affects: Exact location and extent of easement is undisclosed of record
2. 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 SKAGIT COUNTY SHORT PLAT NO. 16-79:

Recording No: 7903200012
3. 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."
4. City, county or local improvement district assessments, if any.