



**201906130084**

06/13/2019 03:42 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

Nathan and Julie Kesler  
2701 J Avenue  
Anacortes, WA 98221

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 02-171345-OE ✓

**Land Title and Escrow**

**Statutory Warranty Deed**

THE GRANTOR SALLY BEEMAN, married as her separate property (NOT GRANTORS PRIMARY RESIDENCE) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to NATHAN KESLER and JULIE KESLER, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn SW SE; 24-35-1

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350124-0-048-0004, P31817

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No.02-171345-OE

Dated June 10, 2019

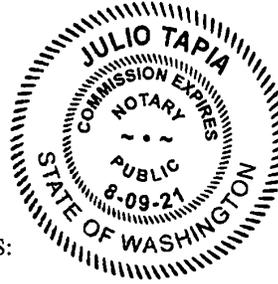
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192316

JUN 13 2019

Amount Paid \$ 5968.00  
Skagit Co. Treasurer  
By *HB* Deputy

Sally Beeman  
Sally Beeman



STATE OF Washington  
COUNTY OF Benton } SS:

I certify that I know or have satisfactory evidence that Sally Beeman is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/11/19

Julio Tapia  
Notary Public in and for the State of  
Residing at Benton  
My appointment expires: 08/09/2021

**EXHIBIT A**

The North 120 feet of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of tract as conveyed to John T. Sheahan and Winifred S. Sheahan, husband and wife, by deed dated August 31, 1945, and recorded October 3, 1945, under Auditor's File No. 383730, records of said County;

thence North 212.25 feet;

thence East 154 feet;

thence South 212.25 feet;

thence West 154 feet to the point of beginning, EXCEPT any portion thereof lying within existing streets.

TOGETHER WITH all singular the tenements, hereditaments or appurtenances thereunto belonging or in any wise appertaining.

Situate in the County of Skagit, State of Washington.

Authentication ID: E115B7E-4951-4471-A112C-8E1115F0C49D

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 May 07, 2019

between Nathan Kesler Julie Kesler ("Buyer")  
Buyer Buyer  
and Sally Beeman ("Seller")  
Seller Seller  
concerning 2701 J Avenue Anacortes WA 98221 (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.

Authenticator Nathan Kesler 05/07/2019  
Buyer 02:24:00 PM PDT Date

Authenticator Sally Beeman 05/08/2019  
Seller 08:08:14 PM PDT Date

Authenticator Julie Kesler 05/07/2019  
Buyer 02:24:27 PM PDT Date

Seller \_\_\_\_\_ Date \_\_\_\_\_