

When recorded return to:  
Daniel Nickel and Sarah Vale Rapp  
211 Centre Street  
La Conner, WA 98257



**201907120084**

07/12/2019 01:53 PM Pages: 1 of 5 Fees: \$105.50  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038798

**CHICAGO TITLE**

020038798

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen T. Lee and James N. Lee, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Sarah Vale Rapp and Daniel Nickel, A Married Couple and John W. Rapp and Conra M. Rapp, A Married Couple

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 5, Block 5, Calhoun Add to the Town of La Conner

Tax Parcel Number(s): P74129 / 4124-005-008-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 2889

JUL 12 2019

Amount Paid \$5,877.22  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 8, 2019

Karen T. Lee  
Karen T. Lee  
James N. Lee  
James N. Lee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Karen T. Lee and James N. Lee are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 11, 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): P74129 / 4124-005-008-0004**

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Lot 5, Block 5, CALHOUN ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof recorded in Volume 1 of Plats, at page 14, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**

## Exceptions

1. Side Sewer Easement, and the terms and conditions thereof:

Recording Date: May 11, 2018

Recording No.: 201805110083

Affects: An undisclosed portion of said Land along the line as constructed

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said side sewer by the common users.

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 Survey:  
  
Recording No: 201807310030
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of La Connner.

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 June 7, 2019  
between Daniel Nickel, Sarah Vale Rapp John & Conra Rapp ("Buyer")  
Buyer Buyer  
and James Lee Karen Lee ("Seller")  
Seller Seller  
concerning 211 Centre Street La Conner Wa 98257 (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.

Authentisign 06/08/2019  
6/8/2019 11:31:22 AM PDT  
John Rapp 06/08/2019 Date  
Buyer  
6/8/2019 11:47:13 AM PDT  
Authentisign  
Conra Rapp 06/08/2019 Date  
Buyer  
6/8/2019 12:04:02 PM PDT  
Authentisign  
06/08/2019

Authentisign 7/11/19  
James N. Lee 06/07/2019 Date  
6/33:56 PM PDT  
Authentisign  
Karen T. Lee 7/11/2019 Date  
6/37:35 PM PDT