



202001020043

01/02/2020 01:39 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:
Zahoor Ahmed and Deborah Magdaleno-Ahmed
2520 NW 195th Pl
Shoreline, WA 98177

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040174

CHICAGO TITLE

620040174

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald C. Herzog and Sheila A. Herzog, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Zahoor Ahmed and Deborah Magdaleno-Ahmed, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, Block 6, CALHOUN'S ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020-7
JAN 02 2020

Tax Parcel Number(s): P74132 / 4124-006-004-0006

Subject to:

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

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 26, 2019

Ronald C Herzog
Ronald C. Herzog
Sheila A. Herzog
Sheila A. Herzog

State of Washington
County of Whatcom

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

Dated: December 26, 2019

Michelle R Boudreau
Name: MICHELE R BOUDREAU
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: May 29, 2023

Michele R Boudreau
STATE OF WASHINGTON
License # 127271
NOTARY PUBLIC
MY COMMISSION EXPIRES
05/29/2023

EXHIBIT "A"

Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by La Conner.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 19, 2019
between Zahoor Ahmed Deborah Magdaleno-Ahmed ("Buyer")
Buyer Buyer
and Sheila Herzog Ronald Herzog ("Seller")
Seller Seller
concerning 205 E Morris 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.

Authenticon
Zahoor Ahmed 11/18/2019
Buyer 4:26:05 PM PST Date

Authenticon
Deborah Magdaleno-Ahmed 11/18/2019
Buyer 4:26:48 PM PST Date

Authenticon
Ronald Herzog 11/19/2019
Seller 3:35:31 PM PST Date

Authenticon
Sheila Herzog 11/19/2019
Seller 3:52:24 PM PST Date