

**When recorded return to:**  
Nicholas A Mann and Hillary J Mann  
3619 36th Street  
San Diego, CA 92104

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1671  
May 13 2020  
Amount Paid \$9516.22  
Skagit County Treasurer  
By Marissa Guerrero Deputy

CHICAGO TITLE  
620042081

**STATUTORY WARRANTY DEED**

**Order No.:** 20-3887WA  
**Title Order No.:** 20-3887WA

**THE GRANTOR(S)**

John Edward Lloyd and Deborah Berosh Lloyd, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys, and warrants to

Nicholas Alan Mann and Hillary Jackson Mann, husband and wife

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

Government Lot 5, Section 7, Township 35 North, Range 8 East of the Willamette Meridian, lying  
Southerly of the South Skagit Highway.

Together with the Northwest quarter of the Northeast quarter of Section 18, Township 35 North, Range  
8 East of the Willamette Meridian.

Situated in Skagit County, Washington.

P44029 / 350818-1-001-0008, P43464 / 350807-0-007-0023 and P117528 / 350818-1-001-0300

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN.

1. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED: Recorded: November 7, 2000 Recording No.: 200011070095 Executed By: Glenn K. Nickel and Karen R. Nickel As Follows: "The above described property will be combined or aggregated with contiguous property owned by the grantee and legally described as Government Lot 5, Section 7, Township 35 North, Range 8 East, W.M., lying Southerly of the South Skagit Highway. This boundary adjustment is not for the purposes of creating an additional building lot."

2. Terms and conditions of Waiver Application No. WV01-0128 as recorded June 7, 2001, under Recording No.: 200106070037.

3. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF : Between: Skagit County And: Glenn K. Nickel Recorded: April 12, 2007 Recording No.: 200704120124 Regarding: This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by 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 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 lands operation 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 natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey, Recording Date: January 20, 2006 Recording No.: 200601200082 Matters shown: Fence

5. Easement and Water/Power Maintenance Agreement and the terms and conditions thereof Recording Date: November 29, 2011 Recording No.: 201111290030

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

8. The Land has been classified as Forest Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below: Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Dated: May 6, 2020

John Edward Lloyd

John Edward Lloyd

Deborah Berosh Lloyd by John Edward Lloyd Power of Attorney

Deborah Berosh Lloyd, by John Edward Lloyd, Power of Attorney

State of Washington W  
County of Skagit SnohomishOn this 7th day of May 2020, I certify that I know or have satisfactory evidence that John Edward Lloyd is 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 and deed for the uses and purposes mentioned herein.Dated May 7, 2020[Signature]Notary Public in and for the State of Washington  
Residing at: Manroe WA  
Appointment Expiration: 5/19/23State of Washington W  
County of Skagit SnohomishOn this 7th day of May, 2020, before me personally appeared John Edward Lloyd to me known to be the individual described in and who executed the foregoing instrument as Attorney-in-Fact for Deborah Berosh Lloyd and acknowledged that ~~he~~she signed and sealed the same as ~~his~~her free and voluntary act and deed for said principal for the uses and purposes therein mentioned and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living.Dated May 7th[Signature]Notary Public in and for the State of Washington  
Residing at: Manroe WA  
Appointment Expiration: 5/19/23