

When recorded return to:

321 N 1st Street, LLC
PO Box 39
La Conner, WA 98257

Real Estate Excise Tax
Exempt

Skagit County Treasurer

By Heather Beauvais

Affidavit No. 2020-2550

Date 07/10/2020

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620043347

Escrow No.: 620043347

STATUTORY WARRANTY DEED

THE GRANTOR(S) Town of La Conner, a Washington municipality

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to 321 N. 1ST STREET, LLC, a Washington limited liability company

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

LOT 4, BLOCK 3, JOHANSON'S FIRST ADDITION TO THE TOWN OF LA CONNER,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 56,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P74249 / 4126-003-004-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 1, 2020


Town of La Conner
A Washington municipalityBY: Ramon Hayes
MayorState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Ramon Hayes

(~~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: July 10, 2020


Name: Martin E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of WA

County of SKagit

I certify that I know or have satisfactory evidence that Ramon Hayes

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Mayor of Town of La Conner, a Washington municipality to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-10-2020

Cass M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: Mt Vernon
My appointment expires: 3-10-2021

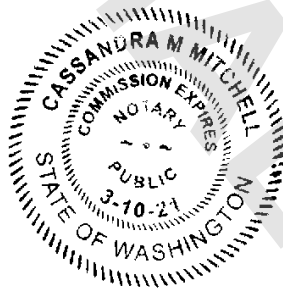


EXHIBIT "A"
Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: February 9, 2001
Recording No.: 200102090145

Recording Date: January 26, 2005
Recording No.: 200501260017
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 LaConner.

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 May 29, 2020

between Harold M. Harlan Maureen E. Harlan ("Buyer")
Buyer Buyer
and Town of La Conner ("Seller")
Seller Seller
concerning 321 N First 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.

Harold M. Harlan 6-24-20
Buyer Date
Maureen E. Harlan 6/24/20
Buyer Date
[Signature] 6.24.2020
Seller Date
[Signature]
Seller Date