

**When recorded return to:**  
Joshua Peterson and Xica Peterson  
21025 Starbird Road  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044638

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1061

Mar 12 2021

Amount Paid \$16470.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

**CHICAGO TITLE**  
020044638

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard D. Hanika, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joshua Peterson and Xica Peterson, a married couple and Cynthia Harrison, an unmarried woman

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

The South half of the North half of the Northwest quarter of Section 34, Township 33 North, Range 4 East of the Willamette Meridian;

Except the South 30 feet and the West 20 feet as conveyed to Skagit County for Road purposes by deeds recorded under recording number 85636 and recording number 11749, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

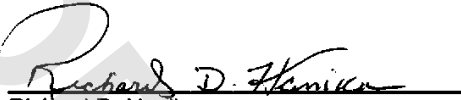
Tax Parcel Number(s): P17781 / 330434-2-002-0027

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: March 9, 2021

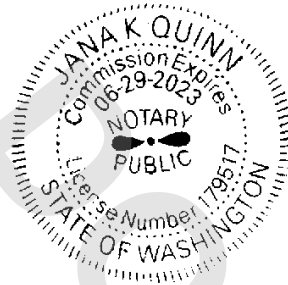
  
Richard D. Hanika

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard D. Hanika is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 10, 2021

  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording No.: 103473

No determination has been made as to the current ownership or other matters affecting said reservations.

2. 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."

3. City, county or local improvement district assessments, if any.