

**AFTER RECORDING MAIL TO:**

Logan Kerr  
3614 Willowpark Dr.  
San Jose, CA 95118

Filed for Record at Request of:  
Pioneer Title Company Of Washington  
Escrow No.: P-48690

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1156  
Mar 19 2021  
Amount Paid \$9785.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**Statutory Warranty Deed**

**THE GRANTOR Sara Nuckolls, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Logan Kerr, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal: Ptn Government Lot 9, Section 32, Township 36 North, Range 3 EWM

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 360332-0-012-0011

Dated March 15, 2021

Sara Nuckolls  
Sara Nuckolls

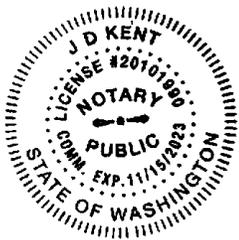
STATE OF Washington }  
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that Sara Nuckolls

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/15/2021

J D Kent  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 11/15/2023



**EXHIBIT A**

That portion of Government Lot 9, Section 32, Township 36 North, Range 3 EWM., described as follows:

Beginning at a certain stake known as Stake No. 1, which is 749.76 feet North of the Southeast corner of said Section; thence North 50 feet to Stake No. 2; thence West 100 feet to Stake No. 3; thence South 50 feet to Stake No. 4; thence East 100 feet to the point of beginning; EXCEPT County Road right of way, all situate in the County of Skagit, State of Washington.

SUBJECT TO: 2021 real estate taxes.

SUBJECT TO: Assessments, if any, due and owing Blanchard Edison Water District.

SUBJECT TO: Covenants, Conditions and Restrictions contained in deed record May 30, 188, executed by Edward McTaggart and Mary L McTaggart, husband, and wife, described as follows:

Provided therefore the said party of the second part, his heirs, assigns, administrators, or legal representatives shall never remove from the above-described premises the present buildings now used for a store and dwelling house, nor keep any saloons or drinking houses (saloon or saloons) there for the disposal of intoxicating liquors.

SUBJECT TO: Easement granted to Skagit County for the purpose of construction and maintenance for sewer services dated April 16, 1997, recorded July 2, 1997 under Auditor's File No. 9707020089.

SUBJECT TO: Matters disclosed by record of Survey recorded February 23, 2004 under Auditor's File No. 200402230123.

SUBJECT TO: Lot Certification and the terms and conditions thereof recorded September 4, 2009 under Auditor's File No. 200909140114.

SUBJECT TO: Variance and the terms and conditions thereof recorded December 15, 2009 under Auditor's File No. 200912150073 and being Variance No. PL09-0387.

SUBJECT TO: Title Notification and the terms and conditions thereof between Skagit County and Heidi M. Larsen, recorded March 22, 2010 under Auditor's File No. 201003220125 and more particularly described as follows:

"This parcel lies outside of and immediately adjacent to an area designated as a Natural Resource Land (agricultural, forest or mineral resource lands of long-term commercial significance) in Skagit County. Pursuant to Skagit County Code 14.16.810(7) such parcels shall observe a minimum 200' building setback from such Natural Resource Lands unless a waiver is obtained. The property owner hereby waives the 200-foot setback by acknowledging in this title notification the possible occurrence of agriculture, forestry or mining activity on the adjacent property. The property owner identified herein also waives for all current and future owners, any claim for damages that may occur to the building or occupants because of activities which are conducted in accordance with applicable state regulations. In case of Industrial Forest-NRL lands, this waiver must also be approved by the owner of adjacent Industrial Forest-NRL lands.

The property owner thus acknowledges that 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, Washington, crushing, stockpiling, blasting, transporting, and recycling of minerals. Contact the Skagit County Planning and Permit Center for details."

SUBJECT TO: Title Notification, and the terms and conditions thereof between Skagit County and Heidi M. Larsen recorded March 22, 2010 under Auditor's File No. 201003220126 regarding:

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County, this parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandates the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.

SUBJECT TO: Title Notification, and the terms and conditions thereof between Skagit County and Heidi M. Larsen recorded March 22, 2010 under Auditor's File No. 201003220127 regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in that area that may not be compatible within 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.