

When recorded return to:
Kevin M. Casey
20839 Travis Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2394
May 28 2021
Amount Paid \$2389.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047534

CHICAGO TITLE
620047534

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Wren and Daniela Alexander, 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 Kevin M. Casey, an unmarried person

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

Lot 2, "Riemland Short Plat", Short Plat No. 50-106, approved November 21, 2006, recorded November 21, 2006, under Skagit County Auditor's File No. 200611210176; being a portion of Lots 1 and 2, Block 13, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO a non-exclusive sewer, utility and access easement as delineated on said "Riemland Short Plat".

Situate in the Town of LaConner, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P125257 /
4128-013-002-0300

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 25, 2021

Steven Wren
Steven Wren

Daniela Alexander
Daniela Alexander

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Steven Wren and Daniela Alexander are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 27, 2021
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that _____ 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: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Riemland Short Plat No 50-106 SP:

Recording No: 200611210176

2. Town of La Conner Ordinance No. 936, including the terms, covenants and provisions thereof

Recording Date: March 10, 2006
Recording No.: 200603100136

3. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021
Tax Account No.: P125257 / 4128-013-002-0300
Levy Code: 0920
Assessed Value-Land: \$139,700.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$1,510.61
Paid: \$755.34
Unpaid: \$755.27

4. City, county or local improvement district assessments, if any.
5. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 23, 2021

between Kevin M Casey ("Buyer")
Buyer Buyer
and Wren Alexander ("Seller")
Seller Seller
concerning 613 Whatcom La Conner WA 98275 (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.

Authenti
Kevin M Casey 04/23/2021
04/23/2021 11:10:29 AM PDT
Buyer Date

Authenti
Steven Wren 04/25/2021
04/25/2021 2:36:29 PM PDT
Seller Date

Authenti
Daniela Alexander 04/25/2021
04/25/2021 2:37:24 PM PDT
Seller Date