

When recorded return to:
Shane Lagerwey and Stacy Lagerwey
2231 Shady Lane
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620049505

Escrow No.: 620049505

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelly Peacock and Mark Peacock, a married couple

for and in consideration of "Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange"

in hand paid, conveys, and warrants to Shane Lagerwey and Stacy Lagerwey, a married couple

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

Lot 1, Short Plat No. 41-89, Recorded under Auditor's File No. 8910260001, Records of Skagit County, Washington, Being a portion of Government Lot 3, Section 2, Township 33 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P16181 / 330402-0-008-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4821

Oct 20 2021

Amount Paid \$2165.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 18, 2021

Kelly Peacock
Kelly Peacock

Mark Peacock
Mark Peacock

State of MONTANA
County of FULTON

I certify that I know or have satisfactory evidence that
KELLY PEACOCK MARK PEACOCK
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 19, 2021

Margaret S Hosler
Name: MARGARET S HOSLER
Notary Public in and for the State of MONTANA
Residing at: Kalispell, MT
My appointment expires: 11-06-2022

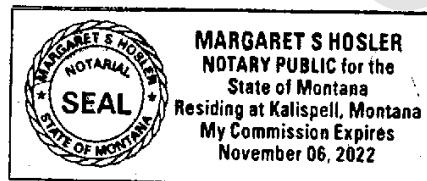


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: William H. McIlraith
Purpose: road and utilities
Recording Date: August 12, 1970
Recording No.: 742317
2. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: October 20, 1981
Recording No.: 811020002
3. 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 Short Plat No. 41-89:

Recording No: 8910260001
4. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: September 6, 2017
Recording No.: 201709060154
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.

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 September 19, 2021

between Shane Lagerwey Stacy Lagerwey ("Buyer")
Buyer Buyer
and Kelly Peacock Mark Peacock ("Seller")
Seller Seller
concerning P16181 Mount Vernon WA 98274 (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.

Authenticator
Shane Lagerwey 09/19/2021
Buyer 5:04:56 PM PDT Date
Authenticator
Stacy Lagerwey 09/19/2021
Buyer 5:08:50 PM PDT Date

Authenticator
Kelly Peacock 07/24/2021
Seller 2:00:28 PM PDT Date
Authenticator
Mark Peacock 07/24/2021
Seller 12:55:36 PM PDT Date

Shane Lagerwey 10-19-21
Mark Peacock 10/19/2021