

When recorded return to:

Sarah Gugel
7302 B Avenue
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620050756

Escrow No.: 620050756

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stacy LaCount, a married woman as her separate estate and Elliott Shouse, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Sarah Gugel, an unmarried person

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

LOTS 10 AND 17, BLOCK 1, CENTRAL TO BAKER, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 70, 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): P70543 / 4049-001-017-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1139

Mar 23 2022

Amount Paid \$5493.00

Skagit County Treasurer

By Lena Thompson Deputy

WA-CT-FNRV-02150.620019-620050756

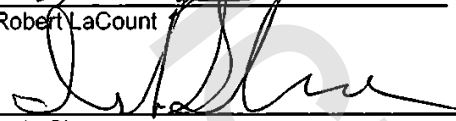
STATUTORY WARRANTY DEED

(continued)

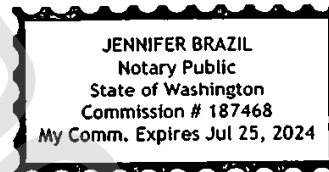
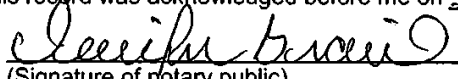
Dated: 3-17-22

Stacy LaCount

Elliott Shouse

Robert LaCount

Isela ShouseState of Washington
County of SkagitThis record was acknowledged before me on 3-17-22 by Stacy LaCount and Robert LaCount

(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024State of Washington
County of SkagitThis record was acknowledged before me on 3-17-22 by Elliott Shouse and Isela Shouse.

(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024

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 the Plat of Central Baker:

Recording No: 69353

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by the city of Concrete.

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 18, 2022
between Sarah Gugel ("Buyer")
and Stacy LaCount ("Seller")
concerning 7302 B Ave Concrete WA 98237 (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.

Authenticated
Sarah Gugel 02/18/2022
Buyer 1:13:17 PM PST Date
Buyer Date

Authenticated
Stacy LaCount 02/08/2022
Seller Date
Authenticated
Elliott Shouse 02/08/2022
Seller Date