

When recorded return to:

Dylan V Alexander and Shawna M Alexander
12277 State Route 9
Mount Vernon, WA 98273

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050471

CHICAGO TITLE

620050471

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Nations, a married man as his separate estate and Steve Nations, a married man as his separate estate, as Tenants in Common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dylan Alexander and Shawna Alexander, a married couple

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

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

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

Ptn. G.L. 6, 1-34-4E, W.M.

Tax Parcel Number(s): P23306 / 340401-0-034-0005, P23310 / 340401-0-035-0111

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221502

Apr 12 2022

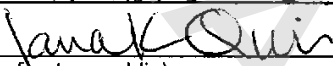
Amount Paid \$9696.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 8, 2022



Robert Nations

Steve NationsState of Washington
County of SkagitThis record was acknowledged before me on 04/07/2022 by
Robert Nations and Steve Nations

(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Arington
My commission expires: 06/19/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P23306 / 340401-0-034-0005 and P23310 / 340401-0-035-0111

Parcel A:

That portion of Government Lot 6, Section 1 Township 34 North, Range 4 East, W.M, described as follows.

BEGINNING at a point in the center line of the County Road, known as Pickering (day creek) Road along the North line of said Subdivision 135 feet East of its Intersection with the center line of the State Road 1-A;

Thence South, 100 feet to the true point of beginning;

Thence South, 100 feet;

Thence West, 78 feet, more or less, to the easterly line of State Road 1-A;

Thence Northerly along said State Road to a point West of the true point of beginning; Thence East to the true point of beginning

Situated in Skagit County, Washington.

Parcel B:

That portion of Government Lot 6, Section 1, Township 34 North, Range, East, W M . Described as follows.

BEGINNING at a point in the Center line of the County Road known as Pickering day Creek Road, along the North line of said Subdivision, 135 feet East of its Intersection with the center line of State Road Number 1-A;

Thence South at right angles to said Pickering Road 100 feet to the true point of beginning of the Tract herein described;

Thence South, 100 feet;

Thence East, 109 feet, more or less to the Westerly line of the Northern Pacific Railroad Company right of way;

Thence Northerly along said right of way to a point East of the true point of beginning; Thence West to the true point of beginning.

TOGETHER WITH that portion of the West, 50 feet of the real estate described on exhibit A attached hereto and made a part hereof by reference lying between the North and South Boundaries of the here before described Tract extended Easterly, 50 feet more or less to the center line of the real estate described on Exhibit A

Exhibit A

EXHIBIT "A"
Legal Description
(continued)

That portion of Government Lot 2 and 6, Section 1, Township 34 North Range 4 East, W.M., and that portion of the Southwest quarter of the Southeast quarter, and of the East half of the Southwest quarter, and of the Southeast quarter of the Northwest quarter, all in Section 36, Township 35 North, Range, East, W.M., in Skagit County Washington described as follows.

A strip of land 100.00 feet in width as conveyed to the Seattle, lake shore & Eastern railway Company by Instruments recorded in Volume to of Deeds, Page 32, on January 22 1690, and recorded in volume 11 of Deeds, Page 427, on May 12, 1890, and as conveyed to the S & I Railway Company by Instrument Recorded in Volume 37, Page 227 on March 21, 1899. Records of said County.

Except any portion conveyed to Robert L Mumford by Instrument Recorded in Volume 532 of Deeds Page 70 Lender recording Number 8309290021 Records of said County.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: June 23, 2009
Recording No.: 200906230045

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 201403270026

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 202102120181

4. 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."

EXHIBIT "B"

Exceptions
(continued)

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

John L. Scott
REALTOR

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 March 14, 2022
between Dylan V. Alexander Shawna M. Alexander ("Buyer")
Buyer
and Robert Nations Steve Nations ("Seller")
Seller
concerning 12277 State Route 9 Mount Vernon WA 98273 (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.

Dylan V. Alexander 03/14/22
Buyer Date

Seller 2-19-2022
Date

Shawna M. Alexander 03/14/22
Buyer Date

Seller 2-19-2022
Date