

When recorded return to:

James A. Cook and Terri E. Cook

26135 Minkler Rd.
Sedro Woolley, WA 98284

GNW 22-15208

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Shearer, as his separate estate and Wendy Shearer, a single person as her separate estate who took title as husband and wife

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to James A. Cook and Terri E. Cook, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:

Lots 1 & 2, Sunrise Add'n

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P70879; 4064-000-001-0004 & P70880

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221825

May 03 2022

Amount Paid \$1605.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15208-KS

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Dated: 04/19/2022

Richard Shearer
Richard Shearer

Wendy Shearer

NIAH

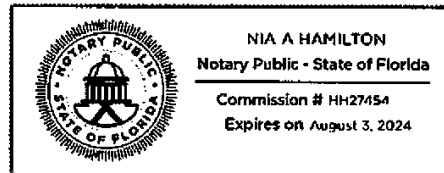
STATE OF WASHINGTON Florida
COUNTY OF SKAGIT Polk
RAM

On this date, 04/19/2022

I certify that I know or have satisfactory evidence that Richard Shearer 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. Who produced driver license as identification.

Nia A Hamilton
Signature

Nia A Hamilton Online Notary
Title



My appointment expires: 08/03/2024
HH27454

STATE OF WASHINGTON
COUNTY OF KING

Notarized online using audio-video communication

I certify that I know or have satisfactory evidence that Wendy Shearer is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Signature

Title

My appointment expires:

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15208-KS

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Dated: 10/22/22

Richard Shearer

Wendy Shearer 
Wendy Shearer

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Richard Shearer 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.

Signature

Title

My appointment expires:

STATE OF WASHINGTON
COUNTY OF KING

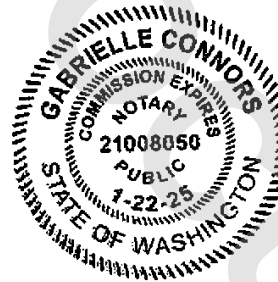
I certify that I know or have satisfactory evidence that Wendy Shearer is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

bc
ws Wendy Shearer
Signature

Title

Notary Public

My appointment expires: 01/22/2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: NHN South D Avenue, Concrete, WA 98237
Tax Parcel Number(s): P70879; 4064-000-001-0004

Property Description:

Lots 1 and 2, "PLAT OF SUNRISE ADDITION, SKAGIT COUNTY", as per plat recorded in Volume 4 of Plats, page 44, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15208-KS

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EXHIBIT B

22-15208-KS

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Sunrise Addition, Skagit County

Recorded: January 8, 1926

Volume/Page: Volume 4 of Plats, page 44

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Lone Star Northwest recorded February 17, 1993 as Auditor's File No. 9302170038.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

3. Regulatory notice/agreement regarding Road Vacation & Development that may include covenants, conditions and restrictions affecting the subject property, recorded September 21, 1994 as Auditor's File No. 9409210017.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

READ AND CONTENT APPROVED

X

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