

WHEN RECORDED RETURN TO:

Ralph L. Walter and Rebecca J. Walter
3601 Commercial Avenue
Anacortes, WA 98221

Escrow Number: 01348-47484

Filed for Record at Request of: *Premier Title of Island County*

GNW 22-15643

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Dvaid W. Young, Personal Representative of The Estate of Bryan Young, who also appears of record as Bryan G. Young, deceased under Island County Court Case No. 21-4-00198-15** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Ralph L. Walter and Rebecca J. Walter, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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

Ptn. Lots 7-13, Block 5, BEALE'S MAPLE-GROVE ADDITION

Tax Parcel Number(s): P56600 and 3775-005-010-0004

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222325

Jun 03 2022

Amount Paid \$10087.60

Skagit County Treasurer

By Lena Thompson Deputy

LPB 10-05(r)
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Dated: May 20, 2022

THE ESTATE OF BRYAN YOUNG, WHO ALSO
APPEARS OF RECORD AS BRYAN G. YOUNG,
DECEASED

David W. Young
David W. Young, Personal Representative

State of Washington

) ss.

County of Island

This record was acknowledged before me on May 20, 2022 by David W. Young, the Personal Representative of The Estate of Bryan Young, who also appears of record as Bryan G. Young, deceased.



Kayla Skinner
Printed name: KAYLA SKINNER
Notary Public NOTARY PUBLIC 159571
My appointment expires: MY APPOINTMENT EXPIRES: 7-21-25

Order Number: 01348-47484

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 7 through 10, and Lots 11 through 13, in Block 5, in the Plat of BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH that portion of the vacated alley adjoining said Lots.

EXCEPT that portion thereof lying Easterly of the following described line:

Beginning at the Northwest corner of afore described Lot 7;

thence South $00^{\circ}03'31''$ West along the West line thereof, a distance of 50.20 feet;

thence South $89^{\circ}56'29''$ East 11.04 feet;

thence South $00^{\circ}03'31''$ West 40.05 feet;

thence North $89^{\circ}56'29''$ West 18.58 feet;

thence South $00^{\circ}03'31''$ West 38.74 feet to the South line of afore described Lot 13 and the Southerly terminus of herein described line.