

WHEN RECORDED RETURN TO:

Bernadetta Hart and Brian Hart  
PO Box 52954  
Bellevue, WA 98097

Escrow Number: 01348-47512

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

GNW 22-15719

## STATUTORY WARRANTY DEED

THE GRANTOR(S), **13305 Gibraltar LLC, a Washington Limited Liability Company** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Bernadetta Hart and Brian Hart, 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.

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.

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

Section 8, Township 34, Range 2 East; Ptn. W 1/2 - NE 1/4 (aka Lot 2A, SP #PL04-0821)

Tax Parcel Number(s): 340208-1-007-0200 and P124150

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222669

Jun 28 2022

Amount Paid \$17955.20

Skagit County Treasurer

By Lena Thompson Deputy

SB 10-05(r)

Page 1 of 3

Dated: June 27, 2022

13305 GIBRALTER LLC

By: Perseverance 3, LLC, Manager

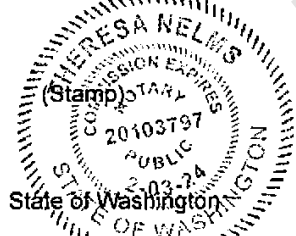
Kelli Lang  
Kelli Lang, Member

Vince Lang  
Vince Lang, Member

State of Washington

County of ~~Island~~ Skagit ) ss.

This record was acknowledged before me on June 27, 2022 by Kelli Lang, the Member of Perseverance 3, LLC, Manager of 13305 Gibraltar LLC.



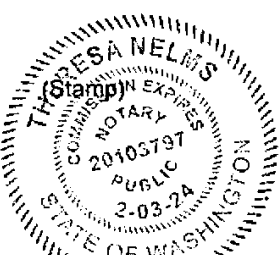
State of Washington

County of ~~Island~~

Theresa Nelms  
Printed name: THERESA NELMS  
Notary Public  
My appointment expires: Feb 3 2024

) ss.

This record was acknowledged before me on June 27, 2022 by Vince Lang, the Member of Perseverance 3, LLC, Manager of 13305 Gibraltar LLC.



Order Number: 01348-47512

Theresa Nelms  
Printed name: THERESA NELMS  
Notary Public  
My appointment expires: Feb 3 2024

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 2A as delineated on Skagit County Short Plat No. PL04-0821, as approved on February 24, 2006 and recorded on February 28, 2006 under Auditor's File No. 200602280139, records of Skagit County, Washington; being a portion of the West 1/2 of the Northeast 1/4 of Section 8, Township 34 North, Range 2 East W.M.

Situated in Skagit County, Washington.