

AFTER RECORDING MAIL TO:

Kody Spencer
1135 Lake Samish Road
Bellingham, WA 98229

Filed for Record at Request of:
HomeLight Title of Washington, LLC

Space above this line for Recorders Use Only

STATUTORY WARRANTY DEED

File No.: WA-22-7949

Grantor(s): **Daniel Lambertson and Theresa Lambertson**
Grantee(s): **Kody Spencer**
Abbreviated Legal: **Section 12, Township 36 North, Range 3 East; Ptn. NE**
Assessor's Tax Parcel No.: **P47768/ 360312-0-003-0008**

THE GRANTOR(S), Daniel Lambertson and Theresa Lambertson, husband and wife for in and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to Kody Spencer, an unmarried individual, the following described real estate, situated in the County of Skagit, State of Washington.

See attached Exhibit "A" Legal description

See attached Exhibit "B" Skagit Right-to-manage Disclosure

Subject To: 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.

Date: 07/07/2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222841
Jul 11 2022
Amount Paid \$6883.40
Skagit County Treasurer
By Lena Thompson Deputy

Dan Lambertson
Daniel Lambertson

Theresa Lambertson
Theresa Lambertson

State of Washington)-ss
County of OKANOGAN)

I certify that I know or have satisfactory evidence that Daniel Lambertson and Theresa Lambertson, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 07/07/2022 Chris Wright SR.
Notary Public in and for the State of Washington
Residing at: Colville, wa.
My appointment expires: 02/03/2024

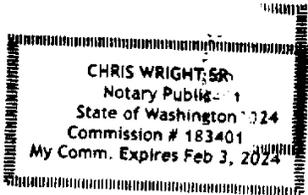


EXHIBIT "A"
Legal Description

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:
That portion of the East 1/2 of the Northeast 1/4 of Section 12, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the East line of the New Alger-Lake Samish Road No. 277, and the Westerly line of the Old Alger-Samish Road:

thence Southerly along the Easterly line of said New Alger-Lake Samish Road No. 277, a distance of 326 feet to the true point of beginning of this description:

thence Northerly along the Easterly line of said road, 326 feet to said intersection:

thence Southeasterly along the Westerly line of said Old Alger-Samish Road, 331 feet:

thence Southwesterly in a straight line to the true point of beginning.

Exhibit "B"

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 June 08, 2022

between Kody Spencer ("Buyer")
Buyer
and Daniel Lambertson Theresa Lambertson ("Seller")
Seller Seller
concerning 1135 Lake Samish Road Bellingham WA 98229 (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.

Authenti
Kody Spencer 06/08/2022
Buyer Date

Authenti
Daniel Lambertson 06/10/22
Seller Date

Buyer Date

Authenti
Theresa Lambertson 06/10/22
Seller Date