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08/05/2022 10:40 AM Pages: 1 of 3 Fees: $205.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

AFTER RECORDING MAIL TO:
Nicolaos Doungdala Vorachak and Sierra O'Neil Vorachak
13500 State Route 9
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223211
Aug 05 2022
Amount Paid $7205.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 22-404663
206524-LT

Statutory Warranty Deed

Abbreviated Legal: ptn SW SW, 12-34-4
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340412-3-008-0107, P24618

THE GRANTOR **Glen Scott Remsen, and Dina Lea Remsen, husband and wife**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Nicolaos Doungdala Vorachak and Sierra O'Neil Vorachak, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington:

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

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 25 day of July, 2022

Glen Scott Remsen

Dina Lea Remsen

STATE OF Washington)
SS.
County of Skagit)

This record was acknowledged before me on this 25th day of July, 2022 by Glen Scott Remsen.

Notary Public for Washington
My commission expires: 03/08/2024
Jennie L. Andrews
Resides in: Island County

JENNIE L ANDREWS
Notary Public
State of Washington
Commission # 145419
My Comm. Expires Mar 8, 2024

STATE OF Washington)
SS.
County of Skagit)

This record was acknowledged before me on this 25th day of July, 2022 by Dina Lea Remsen.

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JENNIE L ANDREWS
Notary Public
State of Washington
Commission # 145419
My Comm. Expires Mar 8, 2024

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EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

That portion of the Southwest 1/4 of the Southwest 1/4 in Section 12, Township 34 North, Range 4 East, W.M.,
described as follows:

Commencing at the Northwest corner of said subdivision;
thence South along the West line thereof 160 feet, more or less, to the North line of the Clear Lake Road;
thence Southeasterly along the Northerly line of said road 380 feet;
thence North parallel with the West line of said subdivision 262 feet, more or less, to the North line of said
subdivision;
thence East along said North line 385 feet to the true point of beginning;
thence South parallel to the West line of said subdivision, to the North line of the Clear Lake Road;
thence Easterly along said North line to the North line of said subdivision;
thence West to the true point of beginning;

EXCEPT that portion thereof lying within the boundaries of the North 30 feet of the East 603 feet of that portion of
said Southwest 1/4 of the Southwest 1/4 lying West of State Highway (Clear Lake Road).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

UNOFFICIAL DOCUMENT

AuthenSign ID: 6A5E2067-4A01-ED11-A7E8-000D3A1EC4A7

EXHIBIT "B"
ATTACHED TO STATUTORY WARRANTY DEED

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 June 29, 2022

between Vorachak (Buyer) Ehrmantrout (Buyer) ("Buyer")

and Dina Lea Remsen (Seller) Glen Scott Remsen (Seller) ("Seller")

concerning 13500 State Route 9 (Address) Mount Vernon (City) WA 98273 (State Zip) (the "Property")

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.

Nicolaos Drampdola Vorachak	07/11/22	Dina Lea Remsen 07/25/2022 Dina Lea Remsen	07/08/2022
Buyer	Date	Seller	Date
Sierra O'Neil Ehrmantrout	07/11/22	07/25/2022 Glen Scott Remsen	07/08/2022
Buyer	Date	Seller	Date