

## WHEN RECORDED RETURN TO:

Sean Christopher Callaghan and Victoria A.  
Omstead  
912 Warren Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20223833  
Sep 16 2022  
Amount Paid \$6885.00  
Skagit County Treasurer  
By Lena Thompson Deputy

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Escrow Number: 01348-47783

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

GNW 22-16526

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), **Levi T. Wigg and Haley R. Brookings, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Sean Christopher Callaghan, an unmarried person and Victoria A. Omstead, an unmarried person** 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.)

Lot 3 and ptn. Lot 4, Block 4, Hayton's Addn. to Mt. Vernon

Tax Parcel Number(s): P53058 and 3728-004-004-0003

Dated: 09/01/2022

Levi T. Wigg  
Levi T. Wigg

Haley R. Brookings  
Haley R. Brookings

State of Washington  
County of ~~Island~~ Skagit <sup>KPB</sup>

This record was acknowledged before me on 1<sup>st</sup> day of September 2022 by Levi T. Wigg and Haley R. Brookings.

(Stamp)

Kirsten P. Bird  
Printed name: KIRSTEN P. BIRD  
Notary Public  
My commission expires: 03/18/2024



**EXHIBIT "A"  
LEGAL DESCRIPTION**

Lot 3 and the East 10 feet of Lot 4, Block 4, "HAYTON'S ADDITION TO MT. VERNON, WASH.," as per plat recorded in Volume 3 of Plats, page 85, records of Skagit County, Washington.  
Situate in the City of Mount Vernon, County of Skagit, State of Washington