

When recorded return to:

Alexander R. Jones and Carol W. Jones
7130 61st Drive Northeast
Marysville, WA 98270

207029-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Janelle M. Johnson**, who also appears of record as **Janelle Johnson**, an
unmarried person as her separate property

for and in consideration of EIGHT HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars
(\$835,000.00)

in hand paid, conveys, and warrants to **Carol W. Jones and Alexander R. Jones, wife and husband**
the following described real estate, situated in the County Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

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

ptn Lots 15 & 16, Rancho San Juan Del Mar, Subd. No. 11

Tax Parcel Number(s): 3982-000-015-0009/P68449

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record
including, but not limited to, those shown Land Title Company's Preliminary Commitment No.
207029-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223909

Sep 22 2022

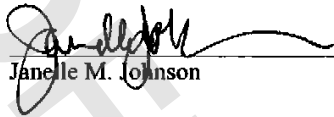
Amount Paid \$13968.00

Skagit County Treasurer

By Lena Thompson Deputy

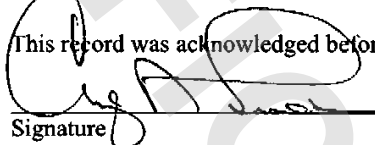
(attached to Statutory Warranty Deed)

Dated: September 8, 2022


Janelle M. Johnson

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 12 day of Sept, 2022 by Janelle M. Johnson.


Signature

Notary
Title

My commission expires: 3-7-24

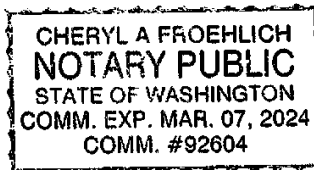


Exhibit A**PARCEL "A":**

Tract 15, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11", as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 16, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11", as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington, described as follows:

Begin at the Southeast corner of Lot 15 of said Plat;
thence North 82°39'15" West along the South line of said Lot 15 a distance of 48 feet 4 inches;
thence at right angles to said South line to a point on a line parallel with and 4 feet Southwesterly of the South line of said Lot 13, said point being the True Point of Beginning;
thence Easterly to the Southeast corner of said Lot 15;
thence North 82°39'15" West along said South line 115 feet;
thence Easterly to the True Point of Beginning.

EXCEPT that portion of Lot 15, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11", as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington, described as follows:

Begin at the Southeast corner of said Lot 15;
thence North 82°39'15" West along the South line of said Lot 15, a distance of 115 feet to the True Point of Beginning;
thence continue Westerly along said South line, a distance of 25 feet, more or less, to the Southwest corner of said Lot 15;
thence North 15°07'50" East along the Westerly line of said Lot 15, a distance of 25 feet;
thence Southeasterly in a straight line to the True Point of Beginning.

The Grantor also conveys and quit claims to the Grantees all rights held by said Lot 15 to that portion of the building setback area on Lot 16 of said plat described as follows:

Begin at the Easterly terminus of the existing building setback line at the Southwest corner of said Lot 15;
thence North 15°07'50" East along the West line of said Lot 15 to a point on a line parallel with and 46 feet Southerly of the South line of Lot 14 of said Plat;
thence Westerly in a straight line to the intersection of the existing building setback line and/or its Northwesterly extension with a line parallel with and 34 feet Southerly of the South line of said Lot 14;
thence Southeasterly along the existing building setback line and/or its Northwesterly extension to the Point of Beginning. The purpose of the conveyance of these rights is to allow the movement of the existing building setback line to the Northerly line of the above described triangle of building setback area.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 1/23rd interest in and to the following described tract of land for the purpose of giving each owner beach access:

The North 26 feet of Lot 1 as measured on the West side thereof, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11", as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.

EXCEPT the North 6 feet thereof.

Situate in the County of Skagit, State of Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.