

WHEN RECORDED RETURN TO:

Name: Thomas Lane and Kelsey Lane
Address: 2311 Forest View Lane
Anacortes, WA 98221

207414-LT

Escrow Number: 811217RT

Filed for Record at Request of: *Rainier Title, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Virginia M. Cole, an unmarried person for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Thomas Lane and Kelsey Lane, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6 of Anacortes Short Plat No. 91-007 as approved October 23, 1991, and recorded November 5, 1991, in Volume 10 of Short Plats, page 26, under Auditor's File No. 9111050027, records of Skagit County, Washington; being a portion of Block 222, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot 6, ANA SP 91-007 AF #9111050027 (ptn Blk 222, Anacortes)

Tax Parcel Number(s): P99790

Dated: SEPTEMBER 28, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224081

Oct 05 2022

Amount Paid \$13077.11
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05 (i-l)

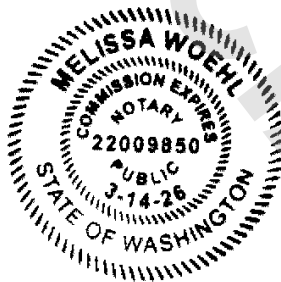
This page is attached to and made a part of the Statutory Warranty Deed

Virginia M Cole
Virginia M. Cole

STATE OF Washington

COUNTY OF Skagit Snohomish

This record was acknowledged before me on September 30 2022 by Virginia M. Cole.



Melissa Woehl
Name: Melissa Woehl
My Commission Expires: 3/14/26

Exhibit A**Subject To:****1. CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:**

Recorded: July 23, 1992

Auditor's File No.:

9207230130

2. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation Purpose: An underground electric transmission and/or distribution system Area Affected:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above-described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

Recorded: July 29, 1997

Auditor's File No.:

9707290085

3. Easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same.

Any private right to use any portion of the vacated street or alley, lying within the land.

4. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Woodside

Short Plat Recorded:

November 5, 1991

Auditor's File No.: 9111050027

End of Exhibit A



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents 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.