

When recorded return to:
Lora Moeller Weaver
780 Lillooet Ct.
La Conner, WA 98257

CHICAGO TITLE
620053091

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053091

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter H. Strobel and Nicola L. Strobel, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Lora Moeller Weaver, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

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

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

LT 5, PLAT OF KWONESUM

Tax Parcel Number(s): P81096 / 4388-000-005-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20225045

Dec 30 2022


Amount Paid \$2405.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 13, 2022



Peter H. Strobel

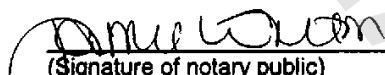


Nicola L. Strobel

State of Washington

County of Island

This record was acknowledged before me on 14 December 2022 by Peter H. Strobel and Nicola L. Strobel.



(Signature of notary public)
Notary Public in and for the State of WA, Island
My appointment expires: 8/4/2025

NOTARY PUBLIC
STATE OF WASHINGTON
JAMIE WHITON
License Number 144556
My Commission Expires 08-04-2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81096 / 4388-000-005-0009

LOT 5, "PLAT OF KWONESUM," AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 39,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the PLAT OF KWONESUM:

Recording No: 892992

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 28, 1979
Recording No.: 7911280020

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201603100070

4. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 27, 1980
Recording No.: 8005270045

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 15, 2003
Recording No.: 200312150158

EXHIBIT "B"Exceptions
(continued)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|-----------------|---|
| Granted to: | Puget Sound Power and Light Company, a Washington corporation |
| Purpose: | electric transmission and distribution |
| Recording Date: | March 3, 1986 |
| Recording No.: | 8603030056 |
| Affects: | as described in said instrument |
6. Protected Critical Area Site Plan and the terms and conditions thereof:
- | | |
|-----------------|------------------|
| Recording Date: | November 2, 2021 |
| Recording No.: | 202111020062 |
7. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:
- | | |
|-----------------|---------------|
| Recording Date: | April 1, 2022 |
| Recording No.: | 202204010075 |
8. City, county or local improvement district assessments, if any.
9. 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."

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 November 30, 2022

between Lora Moeller Weaver ("Buyer")

and Peter Strobel ("Seller")

concerning 11215 Sahalie Rd. La Conner WA 98257 (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.

Lora Moeller Weaver 11/30/22
Buyer Date

Buyer Date

Peter H. Strobel 11/30/2022
Seller Date

Nicola Strobel 11/30/2022
Seller Date