

WHEN RECORDED RETURN TO:

Steven A. Geiken and Kimberli A. Geiken
1558 Portobello Avenue
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 5088

Jan 04 2023

Amount Paid \$8005.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 22-17053

STG-48028

Escrow Number: 01348-48028

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

THE GRANTOR(S), **Juan Ozuna and Kelsy Ozuna, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Steven A. Geiken and Kimberli A. Geiken, a married couple** 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:

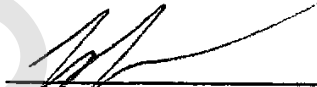
This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or 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.

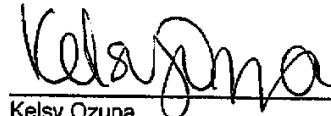
Abbreviated Legal: (Required if full legal not inserted above.)
Lot 3, Sauk Mountain View Estates North, Ph. IV

Tax Parcel Number(s): P131048 and 6009-000-000-0003

Dated: December 28, 2022



Juan Ozuna

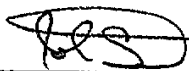


Kelsy Ozuna

State of ~~Washington~~ ^{CA} California
County of ~~Island~~ ^{Santa Barbara} Santa Barbara

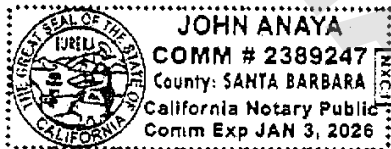
This record was acknowledged before me on 28 day of December, 2022 by Juan Ozuna and Kelsy Ozuna.

(Stamp)



Printed name: John Anaya
Notary Public
My commission expires: 1-3-2026

See Attached



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara


On 12/28/2022 before me, John Anaya -Notary Public
(insert name and title of the officer)

personally appeared Juan Ozuna and Kelsy Ozuna
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

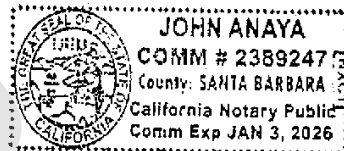


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT -
PHASE IV, according to the plat thereof recorded March 22, 2012 under Auditor's File No.
201203220011, records of Skagit County, Washington.

Situated in Skagit County, Washington