

When recorded return to:

Patricia Sanchez and Pedro S. Sanchez
109 South 29th Place
Mount Vernon, WA 98274

207145-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Karen Louise Schneller, who acquired title as Karen Louise, a married person as her separate property** for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to **Patricia Sanchez and Pedro S. Sanchez, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: Ptn NE SW, 21-35-4, (aka ptn Lot 34, unrecorded plat of Cedar Crest Add to Mt. Vernon)

Tax Parcel Number(s): 340421-0-039-0006/P27032

***** NOT GRANTORS PRIMARY RESIDENCE, ACQUIRED PRIOR TO MARRIAGE *****

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. 207145-LT.

Dated: January 18, 2023

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235256
Jan 20 2023
Amount Paid \$7477.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Karen Louise Schneller
Karen Louise Schneller

STATE OF California

COUNTY OF Riverside

This record was acknowledged before me on 19th day of January, 2023 by Karen Louise Schneller.

[Signature]
Signature

Notary Public
Title

My commission expires: May 21, 2025

Seal/Stamp:



Exhibit A

That portion of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4, Section 21, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said East 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4, 30 feet South of the Northwest corner thereof;
thence South along the West line of said subdivision 150 feet;
thence East parallel to the North line of said subdivision 60 feet to the true point of beginning;
thence East 75 feet parallel to the North line of said subdivision;
thence North parallel to the said West line 150 feet;
thence West on the North line of said subdivision 75 feet;
thence South parallel to the West line of said subdivision 150 feet, more or less, to the true point of beginning.

(Also known as the East 75 feet of Lot 34 of the unrecorded plat of Cedar Crest Addition to Mount Vernon.)

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.