

WHEN RECORDED RETURN TO:

Jackson Harrigan
13724 Donnel Rd
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235428
Feb 08 2023
Amount Paid \$13104.21
Skagit County Treasurer
By Lena Thompson Deputy

STG-48118

Escrow Number: 01348-48118

Filed for Record at Request of: Premier Title of Island County

GNW 23-17664

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Xiunan Meng**, an unmarried person for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Jackson Harrigan**, an unmarried person 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.)
Section 12, Township 34, Range 1 East - Ptn. Gov. Lot 5

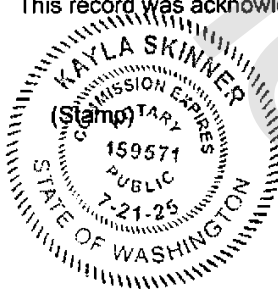
Tax Parcel Number(s): 340112-0-041-0006 and P19271

Dated: February 06, 2023

Xiunan Meng
Xiunan Meng

State of Washington
County of Island

This record was acknowledged before me on 6 day of February, 2023 by Xiunan Meng.



Kayla Skinner
Printed name: KAYLA SKINNER
Notary Public NOTARY PUBLIC 159571
My commission expires: MY APPOINTMENT EXPIRES: 7-21-25

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Government Lot 5, in Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point on the South line of the County Road as the same existed on November 20, 1950, that is 561 feet

West of the East line of the said Section, (said point being on the West line of a tract of land conveyed to William H. Halpin by Deed recorded in Volume 9 of Deeds, Page 19, records of Skagit County, Washington; thence West on the South line of said County Road, 300 feet to the Northeast corner of a tract of land conveyed to Anton Christenson by Deed recorded under Auditor's File No. 52514, records of Skagit County, Washington; thence South, 937 feet, more or less, to the meander line of Lake Campbell; thence Easterly on the said meander line to a point due South of the point of beginning; thence North 950 feet, more or less, to the point of beginning;

EXCEPT the East 200 feet thereof.

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by Deed recorded September 21, 1954, under

Auditor's File No. 506778, records of Skagit County, Washington.

TOGETHER WITH shore lands of the second class as conveyed by the State of Washington, situate in front of, adjacent to and abutting upon said tract