

When recorded return to:
Richard L. Nichols and Marilyn R. Dirx
12423 Rainier Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235622

Feb 28 2023

Amount Paid \$13389.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053622

CHICAGO TITLE

620053622

STATUTORY WARRANTY DEED

THE GRANTOR(S) Norbert R. Tasler and Sandy J. Tasler, trustees of the Norbert R. Tasler and Sandy J. Tasler Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Richard L. Nichols and Marilyn R. Dirx, a married couple

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

LOT 4, COUNTRY CLUB ADD. NO. 5, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE(S) 32 AND 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P79331 / 4333-000-004-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/27/2023

Norbert R. Tasler and Sandy J. Tasler Living Trust

BY: Norbert R. Tasler
Norbert R. Tasler
Trustee

BY: Sandy J. Tasler
Sandy J. Tasler
Trustee

State of Washington

County of Snohomish

This record was acknowledged before me on February 27, 2023 by Norbert R. Tasler and Sandy J. Tasler as Trustee and Trustee, respectively, of Norbert R. Tasler and Sandy J. Tasler Living Trust.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

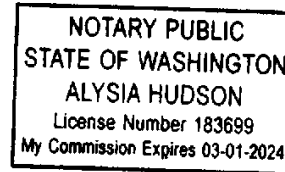


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns
Purpose: Pipe Line
Recording Date: October 5, 1967
Recording No.: 705293
Affects: Portion of said premises

2. 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 Country Club Add. No. 5:

Recording No: 827765

3. 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: December 23, 1975
Recording No.: 827767

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 5, 1977
Recording No.: 855948

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 15, 1992
Recording No.: 9212150052

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

5. City, county or local improvement district assessments, if any.

EXHIBIT "A"Exceptions
(continued)

6. 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 February 08, 2023
between Richard L. Nichols Marilyn R. Dirkx ("Buyer")
Buyer Buyer
and Norbert Tasler Sandy Tasler ("Seller")
Seller Seller
concerning 12423 Rabster Drive Burlington WA 98233 (the "Property")
Address City State Zip

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.

Signature
Richard Nichols 02/09/2023
Buyer Date

Norbert Tasler 2/9/23
Seller Date

Signature
Marilyn Dirkx 02/09/2023
Buyer Date

Sandy Tasler 2/9/23
Seller Date