

WHEN RECORDED RETURN TO:

Derek Saxon
812 Fidalgo Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236265

Apr 27 2023

Amount Paid \$7525.00
Skagit County Treasurer
By Lena Thompson Deputy

STG-48282

Escrow Number: 01348-48282

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

THE GRANTOR(S), **Harold L. Brown, an unmarried person** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Derek Saxon, 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.

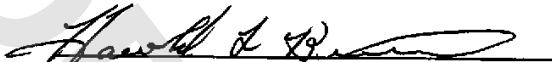
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

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

Lots 15 & 16, Block 18, PLAT OF THE TOWN OF SEDRO

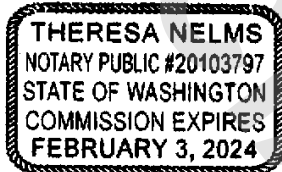
Tax Parcel Number(s): P75498 and 4149-018-016-0008

Dated: April 18, 2023


Harold L. Brown

State of Washington
County of Snohomish

This record was acknowledged before me on 18 day of April, 2023 by Harold L. Brown.



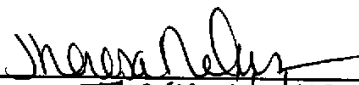

Printed name: Theresa Nelms
Notary Public
My commission expires: Feb 3 2024

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 15 and 16, Block 18, "PLAT OF THE TOWN OF SEDRO", as per plat recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.