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04/28/2023 10:39 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:
Emily Marr and Geoffrey R. Marr
717 Lincoln Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236293

Apr 28 2023

Amount Paid \$5525.00
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

CHICAGO TITLE
620053865

Escrow No.: 620053865

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shangri La Estates LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Emily Marr and Geoffrey R. Marr, a married couple

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

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

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

PTN LTS 13 & 15, BLK 13, BEHREN'S & MOODY'S ADDN TO WEST MT. VERNON

Tax Parcel Number(s): P52266 / 3703-013-015-0000

Subject to:

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

STATUTORY WARRANTY DEED

2023 *[Signature]* (continued)

Dated: April 21, 2023

Shangri La Estates LLC

BY: *[Signature]*
William Nieman
Member

State of Washington
County of Skagit

This record was acknowledged before me on April 21, 2023 by William Nieman as
Member of Shangri La Estates LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P52266 / 3703-013-015-0000

THAT PORTION OF LOTS 13 AND 15, BLOCK 13, BEHREN'S & MOODY'S ADDITION TO WEST MT. VERNON, SKAGIT CO., WASH., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 101, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 15, WHICH IS 55 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOTS 13 AND 15, 41 FEET;
THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 13 FOR A DISTANCE OF 19 FEET;
THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 13, FOR A DISTANCE OF 19 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 13 AND THE TERMINUS POINT OF SAID LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Behren's and Moody's Addition to West Mt. Vernon:

Recording No: Volume 2, Page 101

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Mt. Vernon.
5. City, county or local improvement district assessments, if any.