

WHEN RECORDED RETURN TO:

Nancy Spafford Rawlings
120 Lilly Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236598
May 23 2023
Amount Paid \$10950.40
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE COMPANY
620054208

Escrow Number: 01348-48407

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

STATUTORY WARRANTY DEED

THE GRANTOR(S), **David M. Wilson and Jennifer L. Wilson, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Nancy Spafford Rawlings, 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.

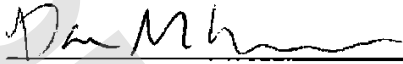
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

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

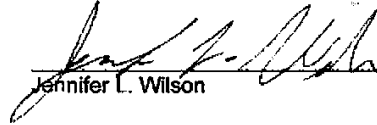
LT 2, MOUNT VERNON SP NO. LU-05-078, BEING PTN LT 2, TIMBERLINE DIV III

Tax Parcel Number(s): and P125010

Dated: May 17, 2023



David M. Wilson



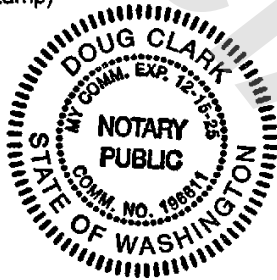
Jennifer L. Wilson

State of Washington

County of ~~Island~~ Skagit

This record was acknowledged before me on 18th day of May, 2023 by David M. Wilson and Jennifer L. Wilson.

(Stamp)





Printed name: Doug Clark

Notary Public

My commission expires: 12-15-25

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 2, MOUNT VERNON SHORT PLAT NO. LU-05-078, APPROVED SEPTEMBER 1, 2006 AND
RECORDED
SEPTEMBER 7, 2006, UNDER AUDITOR'S FILE NO. 200609070075, RECORDS OF SKAGIT
COUNTY,
WASHINGTON; BEING A PORTION OF LOT 2, TIMBERLINE DIVISION III, ACCORDING TO THE
PLAT THEREOF,
RECORDED IN VOLUME 13 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.