

When recorded return to:

Dorian West
Dorian West and Marjorie Lucks, Trustees of the
Lucks-West Family Trust, dated February 11, 2019
329 Oak Court
Menlo Park, CA 94025

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236656

May 26 2023

Amount Paid \$10096.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620054039

Escrow No.: 620054039

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rita L. Swanberg, unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Dorian West and Marjorie Lucks, Trustees of the Lucks-West
Family Trust, dated February 11, 2019

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. NW, 29-34-4E, W.M.

Tax Parcel Number(s): P28318 / 340429-0-151-0000, P28317 / 340429-0-150-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 5/24/23Rita L. Swanberg
Rita L. SwanbergState of Washington
County of SnohomishThis record was acknowledged before me on 05/14/2023 by Rita L. Swanberg.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/19/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28318 / 340429-0-151-0000 and P28317 / 340429-0-150-0001

PARCEL A:

THAT PORTION OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 29;
THENCE SOUTH $0^{\circ}14'30''$ WEST ALONG THE WEST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, 40 FEET TO THE TRUE POINT OF BEGINNING;
THENCE FROM TRUE POINT OF BEGINNING RUN EAST PARALLEL TO THE NORTH LINE OF SAID NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$, 242.67 FEET, MORE OR LESS, TO THE WEST LINE OF TENTH STREET;
THENCE SOUTH $0^{\circ}25'$ EAST ALONG THE WEST LINE OF TENTH STREET 61.5 FEET;
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$, 432.16 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF BLODGETT ROAD;
THENCE NORTH ALONG THE EAST LINE OF BLODGETT ROAD 61.5 FEET, MORE OR LESS, TO A POINT WEST OF THE TRUE POINT OF BEGINNING;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$, 187.4 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THE NORTH 40 FEET OF THAT PORTION OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF BLODGETT ROAD.

PARCEL C:

THE NORTH 40 FEET OF THAT PORTION OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF TENTH STREET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: City of Mount Vernon
Purpose: Ingress, egress and maintenance over the north 5 feet of Parcel B
Recording Date: March 18, 1994
Recording No.: 9403180003
Affects: Portion of said premises

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. Assessments, if any, levied by Mt Vernon.

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 05/08/2023
between Dorian West Margerie Lucas ("Buyer")
and Rita Swanberg ("Seller")
concerning 1201 S 10th Street Mount Vernon WA 98274 (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.

Dorian West 5/8/2023
Buyer Date

Rita Swanberg 4-17-2023
Seller Date

Margerie Lucas 5/8/2023
Buyer Date

Seller Date