

WHEN RECORDED RETURN TO:

Christopher Mozer and Angela Mozer  
13551 Slice Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236676  
May 30 2023  
Amount Paid \$13424.60  
Skagit County Treasurer  
By Lena Thompson Deputy

STW-48344

Escrow Number: 01348-48344

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

GNW 23-18251

### STATUTORY WARRANTY DEED

THE GRANTOR(S), **Gary J. Schoenrock and Rusty Schoenrock, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Christopher Mozer and Angela Mozer, a married couple** 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.

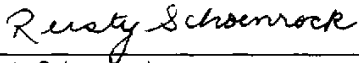
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Abbreviated Legal: (Required if full legal not inserted above.)  
Lots 1, 2, 3, 4, 5 and 6, Triangle Block, Madrona View Adn.

Tax Parcel Number(s): 4003-001-001-0006 and P69299

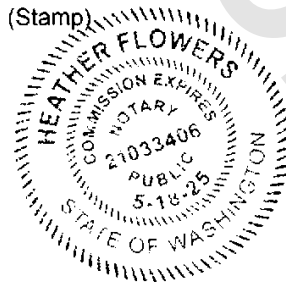
Dated: May 30, 2023

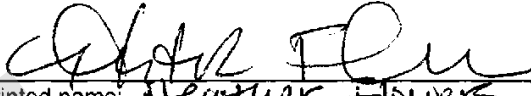
  
\_\_\_\_\_  
Gary J. Schoenrock

  
\_\_\_\_\_  
Rusty Schoenrock

State of Washington  
County of Island

This record was acknowledged before me on 30 day of May, 2023 by Gary J. Schoenrock and Rusty Schoenrock.



  
\_\_\_\_\_  
Printed name: Heather Flowers  
Notary Public  
My commission expires: 05/18/2025

**EXHIBIT "A"  
LEGAL DESCRIPTION**

LOTS 1, 2, 3, 4, 5 AND 6, TRIANGLE BLOCK, "MADRONA VIEW ADDITION, TO SIMILK BEACH", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.