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06/28/2023 03:39 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Jason Garcia and Tawny Garcia
PO Box 2021
Friday Harbor, WA 98250

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237069

Jun 28 2023

Amount Paid \$12855.00

Skagit County Treasurer
By Kaylee Oudman Deputy

CHICAGO TITLE COMPANY
620054042

Escrow Number: 01348-48437

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

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Rodney J. Bickley and Patricia L. Bickley, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Jason Garcia and Tawny Garcia, 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.)

LT. 2 SPL NO. SP-06-009, REC NO. 200709050035, BEING PTN NE 1/4 SW 1/4 SEC 30-35-2E, W.M.

Tax Parcel Number(s): 350230-3-008-0200 and P126630


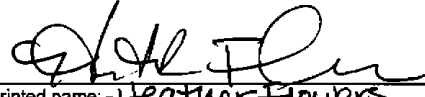
Dated: June 20, 2023
Rodney J. Bickley
Patricia L. BickleyState of Washington
County of IslandThis record was acknowledged before me on 20 day of June, 2023 by Rodney J. Bickley and Patricia L. Bickley.
Printed name: Heather Flowers
Notary Public
My commission expires: 05/18/2025

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 2, CITY OF ANACORTES SHORT PLAT NO. SP-06-009 AS APPROVED AUGUST 24, 2007 AND RECORDED SEPTEMBER 5, 2007, UNDER AUDITOR'S FILE NO. 200709050035 RECORDS OF SKAGIT COUNTY, WASHINGTON.; BEING A PORTION OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.