

WHEN RECORDED RETURN TO:

Katie M. Foster and Charles O. Foster
PO Box 2629
Friday Harbor, WA 98250

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237095
Jun 30 2023
Amount Paid \$39985.00
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE COMPANY
620053972

Escrow Number: 01348-48459

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

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Timothy Van Horn and Kelly D. Van Horn, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Katie M. Foster and Charles O. Foster, 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 29, SAN JUAN PASSAGE PHASE V

Tax Parcel Number(s): P131804

Dated: June 29, 2023

[Signature]
Timothy Van Horn

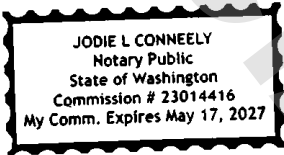
[Signature]
Kelly D. Van Horn

State of Washington
County of ~~Island~~ Skaist

This record was acknowledged before me on 28 day of June, 2023 by Timothy Van Horn and Kelly D. Van Horn.

(Stamp)

[Signature]
Printed name: Jodie L. Conneely
Notary Public
My commission expires: 5/17/2027



**EXHIBIT "A"
LEGAL DESCRIPTION**

LOT 29, SAN JUAN PASSAGE PHASE V, AS RECORDED UNDER AUDITOR'S FILE NO. 201402140089,
RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.