

WHEN RECORDED RETURN TO:

Kailey Ann Ebersole and David Michael Ebersole II
3501 E Broadway
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237206

Jul 10 2023

Amount Paid \$11075.00
Skagit County Treasurer
By Lena Thompson DeputyStg-48502

Escrow Number: 01348-48502

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

GNW 22-16681

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Scott Guimond and Iben Guimond who acquired title as Iben Jensen, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Kailey Ann Ebersole and David Michael Ebersole II, 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.)

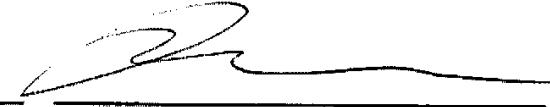
Lot 19, PLAT OF CANDLE RIDGE

Tax Parcel Number(s): P104259 and 4610-000-019-0008

Dated: July 05, 2023



Scott Guimond



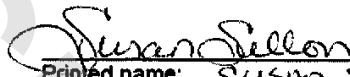
Iben Guimond

State of Washington

County of ~~Island~~ Clark

This record was acknowledged before me on 05th day of July, 2023 by Scott Guimond and Iben Guimond.

(Stamp)



Printed name: Susan Sellen

Notary Public

My commission expires: 02-19-24

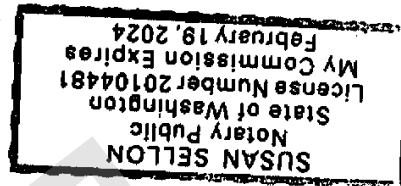


EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 19, "PLAT OF CANDLE RIDGE", as per plat recorded in Volume 15 of Plats, pages 110 and 111, records of Skagit County, Washington.