

## WHEN RECORDED RETURN TO:

Katrina L. Riddle and Sean P. Riddle  
5503 Kingsway  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237282

Jul 14 2023

Amount Paid \$10630.00

Skagit County Treasurer

By Lena Thompson Deputy

STG-48506

Escrow Number: 01348-48506

GNW 23-18684

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

THE GRANTOR(S), **Sebastien Bruneau and Kelly M. Bruneau, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Katrina L. Riddle and Sean P. Riddle, a married couple** the following described real estate, situated in the County of Island, 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 21, SKYLINE NO. 2

Tax Parcel Number(s): and P59066

Dated: July 11<sup>th</sup>, 2023

Sebastien Bruneau  
Sebastien Bruneau

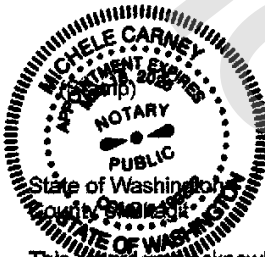
Kelly M Bruneau  
Kelly M Bruneau

State of Washington

) ss.

County of Skagit

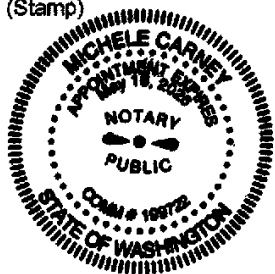
This record was acknowledged before me on July 11<sup>th</sup>, 2023 by Kelly M. Bruneau.



Michele Carney  
Printed name: Michele Carney  
Notary Public  
My appointment expires: May 16, 2026

This record was acknowledged before me on 11<sup>th</sup> day of July, 2023 by Sebastien Bruneau.

(Stamp)



Michele Carney  
Printed name: Michele Carney  
Notary Public  
My commission expires: May 16, 2026

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 21, "SKYLINE NO. 2", according to the plat thereof recorded in Volume 9 of Plats, pages 59 and 60, records of Skagit County, Washington.