

WHEN RECORDED RETURN TO:

Elizabeth Jean Fuchs
21252 SE 28th St.
Sammamish, WA 98075

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237300

Jul 17 2023

Amount Paid \$23090.00

Skagit County Treasurer

By Lena Thompson Deputy

SLG-48509

Escrow Number: 01348-48509

Filed for Record at Request of: *Premier Title of Island County***CHICAGO TITLE COMPANY**
620054485**STATUTORY WARRANTY DEED**

THE GRANTOR(S), **John J. Hays III and Brandi J. Hays, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Elizabeth Fuchs, also known as Elizabeth Jean Fuchs, a married person as her separate property** 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.

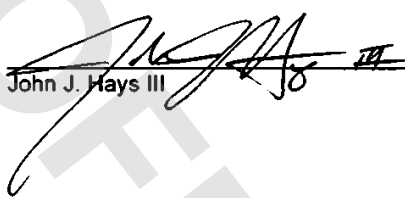
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

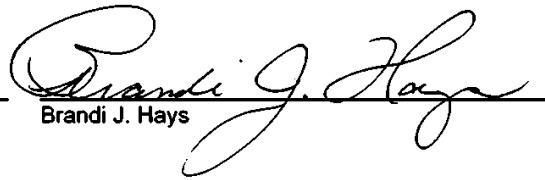
Abbreviated Legal: (Required if full legal not inserted above.)

LT. 43, MARINE HEIGHTS

Tax Parcel Number(s): P111781 / 4695-000-043-0000

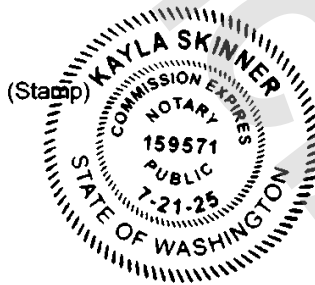
Dated: July 17, 2023


John J. Hays III


Brandi J. Hays

State of Washington
County of Island

This record was acknowledged before me on 17 day of July, 2023 by John J. Hays III and Brandi J. Hays.



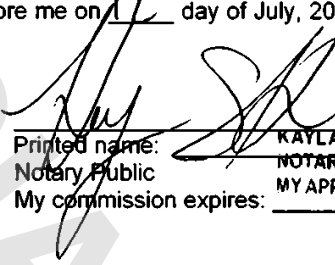

Printed name: KAYLA SKINNER
Notary Public NOTARY PUBLIC 159571
My commission expires: MY APPOINTMENT EXPIRES: 7-21-25

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 43, PLAT OF MARINE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGES 173 THROUGH 175, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE FOLLOWING AS DESCRIBED;

BEGINNING AT THE MOST NORTHERLY RIGHT OF WAY CORNER OF LOT 43, PLAT OF MARINE HEIGHTS;

THENCE NORTH 83°49'30" EAST A DISTANCE OF 30.00 FEET;
THENCE NORTH 06°10'30" WEST A DISTANCE OF 15.00 FEET;
THENCE SOUTH 89°49'30" WEST A DISTANCE OF 30.41 FEET TO THE EAST LINE OF MARINE HEIGHTS WAY; THENCE ALONG SAID EAST LINE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET WHICH BEARS SOUTH 81°27'09" WEST ARC LENGTH OF 15.00 FEET AND CENTRAL ANGLE OF 1°37'18" TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.