

When recorded return to:  
Sheila Morrison LaRose  
1117 Hayward Ave  
Bremerton, WA 98310

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237593  
Aug 09 2023  
Amount Paid \$421.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE  
COUNTY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE

Escrow No.: 620054356

620054356

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Cruson, an unmarried person, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Sheila Morrison LaRose, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Pln Gov Lot 2 in Sec 13, Twp 34 N, R 9 EWM


Tax Parcel Number(s): P102390 / 340913-0-003-0200

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

## STATUTORY WARRANTY DEED

(continued)

Dated: 7/7/23  
Michael CrusonState of COLORADOCounty of JEFFERSONThis record was acknowledged before me on AUG. 4, 2023 by Michael Cruson.  
(Signature of notary public)  
Notary Public in and for the State of COLORADO  
My commission expires: 9-2-2025

ANNE FIORETTO Notary Public State of Colorado Notary ID # 20094028479 My Commission Expires 09-02-2025
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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P102390 / 340913-0-003-0200**

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The East 332 feet, as measured along the South line of the following described tract:

That portion of Government Lot 2, Section 13, Township 34 North, Range 9 East of the Willamette Meridian, lying Southerly of the Sauk River and East of the following described line:

Beginning on the North line of said Government Lot 2 that is 2,059.04 feet East of the Northwest corner of said Section 13;  
thence South 2°06' West 1,303.24 feet to the South line of said Government Lot 2, the terminus of said line.

Except county road and rights of way therefore as conveyed to Skagit County by deeds recorded under recording number 84191, 180033, 332818 and 589713, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**EXHIBIT "B"****Exceptions**

1. Notwithstanding the insuring clauses of the policy, the company does not insure against loss or damage by reason of a lack of a right of access to and from the land.
2. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Sauk River.
3. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
4. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
5. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 01, 2023  
between Sheila Morrison LaRose ("Buyer")  
Buyer  
and Michael Cruson ("Seller")  
Seller  
concerning P102390 WA (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authorized: Sheila Morrison LaRose 06/01/2023  
Buyer Date

Buyer Date

Michael Cruson 6/1/2023  
Seller Date  
Michael Cruson 8/4/23  
Seller Date