

When recorded return to:

Silas Alexander Banning
5774 Homestead Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237962

Sep 07 2023

Amount Paid \$9188.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054726

CHICAGO TITLE

620054726

STATUTORY WARRANTY DEED

THE GRANTOR(S) Harley Theaker and Elizabeth Theaker, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Silas Alexander Banning, a married man as his separate estate and Joel Peterson Banning, an unmarried person

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

THE NORTH HALF OF LOTS 1 AND 2, BLOCK 9, SYNDICATE ADDITION TO LA CONNER,
ACCORDING TO THE PLAT THEREOF IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF
SKAGIT COUNTY, WASHINGTON;

ALSO KNOWN AS PARCEL A OF A SURVEY RECORDED FEBRUARY 3, 2005, UNDER
AUDITOR'S FILE NO. 200502030089, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P74293 / 4128-009-008-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 1, 2023



Harley Theaker



Elizabeth Theaker

State of Washington

County of Skagit

This record was acknowledged before me on 9-1-2023 by Harley Theaker.



(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 7-25-2024

State of Washington

County of Skagit

This record was acknowledged before me on 9-1-2023 by Elizabeth Theaker.



(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 7-25-2024

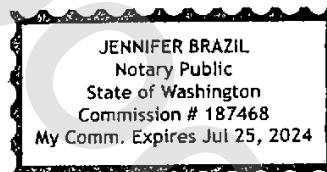
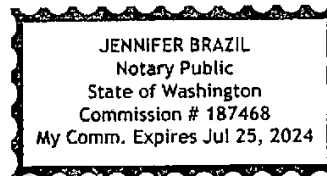


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200502030089

2. Reservations contained in deed:

Recording Date: March 20, 2008
Recording No.: 200803200133
Regarding: Skagit County Right to Farm Ordinance

3. Sewer Maintenance Agreement, and the terms and conditions thereof:

Recording Date: May 19, 2015
Recording No.: 201505190058

4. 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."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"

Exceptions
(continued)

6. Assessments, if any, levied by La Conner.
7. 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 August 9th, 2023
between Skip Jack Walleye LLC ("Buyer")
Buyer
and Harley Theaker ("Seller")
Seller Elizabeth Theaker
Seller
concerning 901 Park St La Conner WA 98257 (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.

Authenticated
Silas Alexander Banning 08/09/23
Buyer Date

Authenticated
Joel Peterson Banning 08/09/23
Buyer Date

Authenticated HT 08/10/23
Harley Theaker 08/04/2023
Seller Date

Authenticated
Elizabeth Theaker 08/06/2023
Seller Date

Authenticated ET 08/10/23