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09/07/2023 11:01 AM Pages: 1 of 5 Fees: \$207.50

Skagit County Auditor, WA

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 Pald \$9188.20 Skagit County Treasurer By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620054726

CHICAGO TITLE

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	
Alle -	
Harley Theaker Wealew	
Elizabeth Theaker	
State of Washington	
County of Skagit	
This record was acknowledged before me on	1 - 2023 by Harley Theaker.
(Signature of notary public) Notary Public in and for the State of Washington My appointment expires: 7-25-2024	JENNIFER BRAZIL Notary Public State of Washington
State of whshing ton	Commission # 187468 My Comm. Expires Jul 25, 2024
County of Skagit	
This record was acknowledged before me on	1-2023 by Elizabeth Theaker
Devely Bras	
(Signature of notary public) Notary Public in and for the State of Washington	JENNIFER BRAZIL Notary Public
My appointment expires: 7-25-2024	State of Washington Commission # 187468 My Comm. Expires Jul 25, 2024
	T I

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

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."

 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

©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

between	Skip Jack Walleye LLC				("Buyer")
	Buyer	Buyer			,
and	Harley Theaker		eth Theaker		("Seller")
	Seller	Seller			
concerni	ng901 Park St	La Co		A 98257 State Zip	(the "Property")
	F 10 01 5/00	,	•		
Resource	aware that the Prope e Lands Disclosure, Ska This disclosure applies than dor designated or with long-term commercial signommercial activities oction-resource uses and in may arise from the use extraction with associate loose, and odor. Skagit Cooles, and odor. Skagit Cooles and odor.	git County Code section of parcels designated on thin 1/4 mile of rural resignificance in Skagit Cocur or may occur in the may be inconvenient or of chemicals; or from the discrete activities, which occounty has established	n 14.38, which so within 1 mile of cource, forest or unty. A variety of a rea that mand spraying, prunicasionally generoatural resource.	tates: If designated mineral resort Natural Roy not be coort to area mang, harvestivates traffic, a management	I agricultural - curce lands of esource Land empatible with esidents. This ng or mineral dust, smoke, ent operations
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