

When recorded return to:

Morris Wagner and Cheryl Wagner  
4508 Blakely Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238624  
Nov 01 2023  
Amount Paid \$9028.00  
Skagit County Treasurer  
By Lena Thompson Deputy

STG-48726

Escrow Number: 01348-48726

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

GNW 23-19020

## STATUTORY WARRANTY DEED

THE GRANTOR(S), **Michael Todd Nicholson and Debralee J. Nicholson, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Morris Wagner and Cheryl Wagner, a married couple** 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.)  
Lot 36, Woodridge Estates

Tax Parcel Number(s): 4699-000-036-0000 and P111885

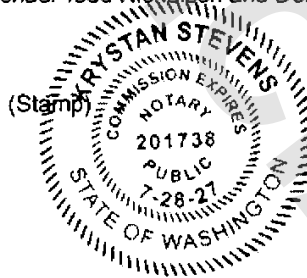
Dated: October 24, 2023

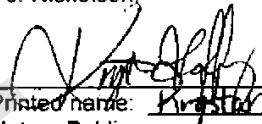
  
Michael Todd Nicholson

  
Debralee J. Nicholson

State of Washington  
County of Island

This record was acknowledged before me on 24 day of October, 2023 by  
Michael Todd Nicholson and Debralee J. Nicholson.



  
Printed name: Kristin Stevens  
Notary Public  
My commission expires: 07-28-2027

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

Lot 36, WOODRIDGE ESTATES, according to the plat thereof recorded in Volume 16 of Plats, pages 184 through 186, records of Skagit County, Washington.