



202311200081

11/20/2023 03:03 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:
Rebecca J Iwai and Steven M Iwai
14744 Beaver Marsh Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8816

NOV 20 2023

Amount Paid \$ 12,944.00

Skagit Co. Treasurer

By *LT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054689

CHICAGO TITLE
620054689

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alan Halbur Personal Representative of the Estate of Melvin D. Terry
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Rebecca J Iwai and Steven M Iwai, a married couple

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.)

LT. 1, SKAGIT COUNTY SPL NO. 90-88, REC NO. 9103070021, BEING PTN TRACT B SKAGIT
COUNTY SPL NO. 53-79, N 1/2 SE 1/4 SEC 15-34-3E, W.M.

Tax Parcel Number(s): P22037 / 340315-4-001-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11-16-23

The Estate of Melvin D. Terry

BY: [Signature]
Alan Halbur
Personal Representative

State of Minnesota
County of Sherburne

This record was acknowledged before me on 11/16/2023 by Alan Halbur as Personal Representative of The Estate of Melvin D. Terry.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Minnesota
My commission expires: Jan 31, 2024

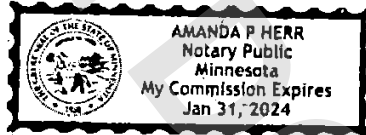


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22037 / 340315-4-001-0100

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 90-88, APPROVED MARCH 6, 1991 AND RECORDED IN VOLUME 9 OF SHORT PLATS, PAGE 324, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS AUDITOR'S FILE NO.9103070021, BEING A PORTION OF TRACT B OF SKAGIT COUNTY SHORT PLAT NO. 53-79 LOCATED IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 3 EAST, W. M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Short Plat No. 53-79:

Recording No: 7907110018

2. 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 Short Plat No. 90-88:

Recording No: 9103070021

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. 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."

Authentisign ID: 00696E27-5970-EE11-9937-60459DD47265

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 October 21, 2023
between Steve Iwai Rebecca Iwai ("Buyer")
Buyer Buyer
and Estate of Melvin D. Terry ("Seller")
Seller Seller
concerning 14744 Beaver Marsh Road Mount Vernon WA 98273 (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.

Authentisign
Steve Iwai 10/21/2023
Buyer Date

Authentisign
Alan Halbur POA 10/22/23
Seller Date

Authentisign
Rebecca Iwai 10/21/2023
Buyer Date

Authentisign

Seller Date