

202402140033

02/14/2024 10:49 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Taylor J. Peterson and Allison R Gross
16751 Donnelly Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249570
Feb 14 2024
Amount Paid \$9223.80
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055631

CHICAGO TITLE CO.

0220055631

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven C. Olson, a married man 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 Taylor J. Peterson and Allison R Gross, 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.)

PTN OF NE 1/4 OF SEC 14-34-3E

Tax Parcel Number(s): P21854 / 340314-0-015-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/7/2024

[Signature]
Steven C. Olson

State of Arizona

County of Pima

This record was acknowledged before me on February 7, 2024 by Steven C. Olson.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Arizona
My appointment expires: 6-20-2024

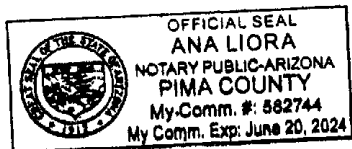


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21854 / 340314-0-015-0004

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 20 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE EAST ALONG THE NORTH LINE OF THE COUNTY ROAD 69.81 FEET;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 311.89 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE WEST ALONG SAID NORTH LINE 69.81 FEET;
THENCE SOUTH 312.04 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	Road
Recording Date:	November 27, 1912 and November 30, 1912
Recording No.:	93967
Recording No.:	94020
Affects:	The West 18 feet of said premises

2. Title Notification and the terms and conditions thereof:

Recording Date:	October 8, 2009
Recording No.:	200910080112
Recording No.:	200910080113
Recording No.:	200910080114

3. 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."

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

5. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.

6. City, county or local improvement district assessments, if any.

Authentign ID: 2F6A93F2-4D63-EE11-9325-60458DC8B03

Authentign #: 2505320-77426611242520050000020

John L. Scott
REAL ESTATE

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 January 13th 2024
between Taylor J Peterson Allison R Gross ("Buyer")
and Steven C Olson ("Seller")
concerning 16751 Donnelly 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.

Authentign:
Taylor J Peterson 01/13/24
Buyer Date
Allison R Gross 01/13/24
Buyer Date

Steven Olson 01/06/24
Seller Date
2/7/2024