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03/01/2024 09:58 AM Pages: 1 of 4 Fees: \$306.50

Skagit County Auditor, WA

When recorded return to: Keith Padgett 612 South Third, LLC 3906 Cedardale Road Mount Vernon, WA 98274

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20249744 Mar 01 2024 Amount Paid \$5565.00 Skagit County Treasurer By BELEN MARTINEZ Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620055590

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elizabeth Anne Hailey, as Personal Representative of The Estate of Nancy S. Juneby

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to 612 South Third, LLC, a limited liability company

the following described real estate, situated in the County of Skagit, State of Washington: LOT 4, BLOCK O, "MAP OF LA CONNER", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 49, 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): P74034 / 4123-015-004-0008

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 39 Feb 2024

The Estate of Nancy S. Juneby

BY: Elizabeth Ame Haw Cup Elizabeth Anne Hailey Personal Representative

County of __SKA

This record was acknowledged before me on February 39,204 by Elizabeth Anne Hailey as Personal Representative of The Estate of Nancy S. Juneby.

(Signature of notary public)

Notary Public in and for the State of UAShin

Notary Public in and for the State of UAShin

Geographic Control of the Control o LORRIE J THOMPSON NOTARY PUBLIC #65760 STATE OF WASHINGTON COMMISSION EXPIRES JUNE 1, 2024 (୧*୭୭୧ଟ ୧୯ ୧୯ ୧୯ ୧୯ ୧୯ ୧୯ ୧୯ ୧୯ ୧୯ ୧୯ ୧୯ ୧୯*

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 the Plat of La Conner:

Recording No: Volume 2, Page 49

 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.
- 4. City, county or local improvement district assessments, if any.
- 5. Assessments, if any, levied by Town of La Conner.

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 orthwest Multiple Listing Service ALL RIGHTS RESERVED

/een 612 South Third LLC	Buyer	·	("Buyer")
Estate of Nancy S Juneby	Elizabeth Hail	ley/ PR	("Seller")
Setter	Seller	1114 000 cm	
erning612 S 3rd St Address	La Conner City	WA 98257 State Zip	(the "Property")
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