

202403060043

03/06/2024 01:44 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

~~202401170025~~

~~01/17/2024 09:53 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA~~

When recorded return to:

Mount Vernon Manor Annex
2405 Austin Lane
Mount Vernon, WA 98273

210855-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249348
Jan 17 2024
Amount Paid \$10630.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Shannon Burrow
Affidavit No. 20249802
Date 03/06/2024

** Re-Record to Correct Legal Description **
STATUTORY WARRANTY DEED

THE GRANTOR(S) **Richard M. Thurman and Deborah E. Thurman, a married couple**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Mount Vernon Manor Annex, a Washington non-profit corporation**

the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Pm NW NW, 16-34-04 E W.M.

Tax Parcel Number(s): 340416-2-025-0005/P25030 & 340416-2-023-0007/P25029

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 210855-LT.

Dated: January 12, 2024

(attached to Statutory Warranty Deed)


Richard M. Thurman


Deborah E. Thurman

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 12 day of Jan, 2024 by Richard M. Thurman and Deborah E. Thurman.


Signature

Notary
Title

My commission expires: Nov. 15, 2026

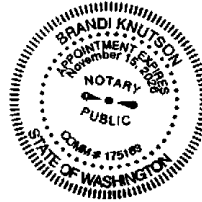


Exhibit A**Parcel "A":**

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 330 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4;
thence North 165 feet;
thence East to the East line of said subdivision;
thence South 165 feet;
thence West to the POINT OF BEGINNING,

EXCEPT that portion thereof lying within the boundaries of LaVenture Road running along the West line thereof.

Parcel "B":

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 495 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4;
thence East 200 feet to the POINT OF BEGINNING;
thence North 10 feet;
thence East 260 feet;
thence South 10 feet;
thence West 260 feet to the POINT OF BEGINNING.

EXCEPT from the above described Parcels "A" and "B", the following described tract:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of the Northwest 1/4;
thence North 0°01'51" West along the West line of said subdivision for a distance of 495.01 feet;
thence South 89°35'09" East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 30.00 feet, more or less, to the Easterly right-of-way margin of LaVenture Road, being the Northwest corner of that certain Parcel "A" conveyed to Richard and Deborah Thurman, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9003150088;
thence continue South 89°35'09" East along the North line of said Parcel "A" of the Thurman Tract for a distance of 869.50 feet, more or less, to the Southwest corner of Tract 4, City of Mount Vernon Short Plat No. MV-17-81, approved September 16, 1981, and recorded September 16, 1981 in Volume 5 of Short Plats, page 128 under Auditor's File No. 8109160029 and being the TRUE POINT OF BEGINNING;

(continued...)

See attached

PARCEL "B" continued:

thence continue South 89°35'09" East along the North line of said Thurman Tract, also being the South line of said Tract 4, City of Mount Vernon Short Plat No. MV-17-81, for a distance of 413.49 feet, more or less, to the East line of said Northwest 1/4 of the Northwest 1/4, being the Northeast corner of said Thurman Tract and the Southeast corner of said Tract 4, City of Mount Vernon Short Plat No. MV-17-81;

thence South 0°04'45" West along the East line of said Northwest 1/4 of the Northwest 1/4, also being the East line of said Thurman Tract for a distance of 165.00 feet, to the Southeast corner of said Thurman Tract;

thence North 89°35'09" West along the South line of said Thurman Tract for a distance of 413.17 feet, more or less, to a point bearing South 0°01'51" East from the TRUE POINT OF BEGINNING;

thence North 0°01'51" West parallel with the West line of said Northwest 1/4 of the Northwest 1/4 for a distance of 165.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT that portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of the Northwest 1/4;
thence North 0°01'51" West along the West line of said subdivision for a distance of 495.01 feet;
thence South 89°35'09" East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 30.00 feet, more or less, to the Easterly right-of-way margin of LaVenture Road, being the Northwest corner of that certain Parcel "A" conveyed to Richard and Deborah Thurman, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9003150088;
thence continue South 89°35'09" East along the North line of said Parcel "A" of the Thurman Tract for a distance of 869.50 feet, more or less, to the Southwest corner of Tract 4, City of Mount Vernon Short Plat No. MV-17-81, approved September 16, 1981, and recorded September 16, 1981 in Volume 5 of Short Plats, page 128 under Auditor's File No. 8109160029 and also being the Northwest corner of that certain tract conveyed to Mount Vernon Manor Annex, and described as Parcel "B" on Exhibit "A" of Statutory Warranty Deed recorded under Skagit County Auditor's File No. 202106300094 and being the TRUE POINT OF BEGINNING;

thence North 89°35'09" West along said North line of the Thurman tract for a distance of 264.00 feet;
thence South 0°01'51" East for a distance of 165.00 feet, more or less, to the South line of said Thurman tract;

thence South 89°35'09" East along said South line for a distance of 264.00 feet, more or less, to the Southwest corner of said Mount Vernon Manor Annex tract at a point bearing South 0°01'51" East from the TRUE POINT OF BEGINNING;

thence North 0°01'51" West along the West line of said Mount Vernon Manor Annex tract for a distance of 165.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

See attached

EXHIBIT "A"**LEGAL DESCRIPTION**

Parcel Number: Portion of 340416-2-025-0005/P25030 & 340416-2-023-0007/P25029

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of the Northwest 1/4
thence North 0°01'51" West along the West line of said subdivision for a distance of 495.01 feet;
thence South 89°35'09" East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 30.00 feet, more or less, to the Easterly right- of-way margin of LaVenture Road, being the Northwest corner of that certain Parcel "A" conveyed to Richard and Deborah Thurman, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9003150088;
thence continue South 89°35'09" East along the North line of said Parcel "A" of the Thurman Tract for a distance of 869.50 feet, more or less, to the Southwest corner of Tract 4, City of Mount Vernon Short Plat No. MV-17-81, approved September 16, 1981, and recorded September 16, 1981 in Volume 5 of Short Plats, page 128 under Auditor's File No. 8109160029 and also being the Northwest corner of that certain tract conveyed to Mount Vernon Manor Annex, and described as Parcel "B" on Exhibit "A" of Statutory Warranty Deed recorded under Skagit County Auditor's File No. 202106300094 and being the TRUE POINT OF BEGINNING;
thence North 89°35'09" West along said North line of the Thurman tract for a distance of 264.00 feet;
thence South 0°01'51" East for a distance of 165.00 feet, more or less, to the South line of said Thurman tract;
thence South 89°35'09" East along said South line for a distance of 264.00 feet, more or less, to the Southwest corner of said Mount Vernon Manor Annex tract at a point bearing South 0°01'51" East from the TRUE POINT OF BEGINNING;
thence North 0°01'51" West along the West line of said Mount Vernon Manor Annex tract for a distance of 165.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

STATE OF WASHINGTON
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County County this 5th day of March, 2024.

Sandra Perkins
Auditor

Deputy Auditor

