

When recorded return to:

Ian Miranda and Hannah Looney
2026 Fowler Place
Mt Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249849
Mar 12 2024
Amount Paid \$3029.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20027

Stg-48969

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Kenneth E. Ware and Stacia Ware, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Ian Miranda and Hannah Looney, 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.)
Section 15, Township 34 North, Range 4 East, - SE SW (Tract B SP MV-9-86)

Tax Parcel Number(s): P24880 and 340415-3-013-0305

Dated: 3/2/24

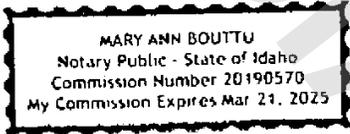
Kenneth E. Ware
Kenneth E. Ware

Stacia Ware
Stacia Ware

State of Idaho
County of Bonner

This record was acknowledged before me on 2nd day of March, 2024 by
Kenneth E. Ware and Stacia Ware.

(Stamp)



Mary Ann Bouttu
Printed name: MARY ANN BOUTTU
Notary Public
My commission expires: 03/21/2025

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Tract B of Mount Vernon Short Plat No. MV-9-86, approved December 31, 1986, recorded December 31, 1986, in Volume 7 of Short Plats, pages 157 and 158, under Auditor's File No. 8612310108, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 34 North, Range 4 East, W.M.