

202405060042

05/06/2024 12:55 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA

When recorded return to:

Albert J. Shott and Joan H. Shott  
4618 Edwards Way  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240506

May 06 2024

Amount Paid \$20420.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 24-20302

## STATUTORY WARRANTY DEED

THE GRANTOR(S), **Ervin Hawk and Annette L. Hawk, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Albert J. Shott and Joan H. Shott, 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.

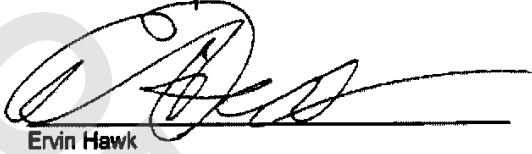
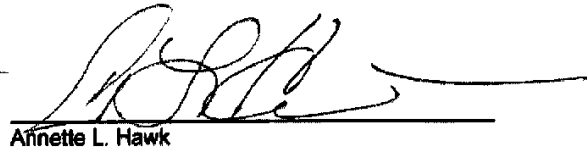
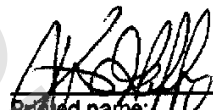
Abbreviated Legal: (Required if full legal not inserted above.)

Lot 20, PLAT OF SAN JUAN PASSAGE, PHASE IV

Tax Parcel Number(s): P131398 and 6010-000-000-0020

File No.: 01348-49071

LPB 10-05(i) rev. 10.2022  
Page 1 of 3

Dated: May 3, 2024  
Ervin Hawk  
Annette L. HawkState of Washington  
County of ~~Iland~~ Skagit  
KSThis record was acknowledged before me on 3 day of ~~April~~ May, 2024 by Ervin Hawk and Annette L. Hawk.  
KS  
Printed name: Krystan Stevens  
Notary Public  
My commission expires: 07-28-2027

**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:

Lot 20, SAN JUAN PASSAGE PHASE IV, as recorded under Auditor's File No. 201212260122, records of Skagit County, Washington.