

When recorded return to:

Gregorio Carreon
1610 South 6th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240665

May 20 2024

Amount Paid \$6405.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Order No.: NXPU-0549969

THE GRANTOR(S)

Jeff Latham, a married man as his separate estate

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Gregorio Carreon, an unmarried person

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

That portion of the north half (N 1/2) of the southwest quarter (SW 1/4) of the northwest quarter (NW 1/4) of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the east line of Sixth Street as Platted in Moore's addition to Mount Vernon, produced southerly, 70 feet south of the north line of the north half of the southwest quarter of the northwest quarter, said section; thence south 60 feet; thence east 100 feet; thence north 60 feet; thence west 100 feet to the place of the beginning.

Situated in the County of Skagit, State of Washington.

Abbreviated Legal: Section 29, Township 34 North, Range 4 East - SW NW

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

For further particulars reference is made to Exhibit "A" attached hereto and by this reference made a part hereof. Exhibit "A" – Skagit County Right-To-Manage Natural Resource Lands Disclosure.

Tax Parcel Number(s): P28476/340429-0-287-0007



Dated: May 8, 2024

Jeff Latham
Signed on 20240509 10:24:28 -000
Jeff Latham

STATE OF WASHINGTON

COUNTY OF Snohomish

This record was acknowledged before me on May 9th, 2024 by Jeff Latham.

[Signature]
Signed on 20240509 10:24:28 -000

Stamp
KATHERINE A JARMAN
NOTARY PUBLIC STATE OF WASHINGTON
Commission # 79425
My Commission Expires Dec 29, 2025
Notary Stamp 2024 0509 10:24:28 PST

Notary Public
My commission expires: 12/29/2025

Notarial act performed by audio-visual communication



Subject to - Deed Exception(s):

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 12, 1945
Recording No.: 383129

Municipal assessments, if any, levied by the City of Mount Vernon.

JL



Exhibit "A"

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 April 14, 2024
between Gregorio Carreon ("Buyer")
and Jeff Latham ("Seller")
concerning 1610 S 6th Street Mount Vernon WA 98273 (the "Property")

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 which 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.

<u>Gregorio Carreon</u> <u>04/14/2024</u> Buyer Date	<u>Jeff Latham</u> <u>04/15/24</u> Seller Date
	<u>Jeff Latham</u> <u>05/09/2024</u> Seller Date

