Skagit County Auditor, WA

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 Count 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

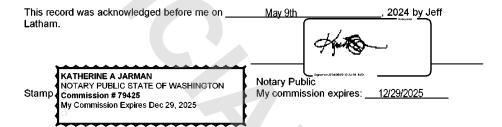


Dated: N	1ay 8,	2024
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Jeff Latham Jeff Latham

## STATE OF WASHINGTON

COUNTY OF Snohomish



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"

Femi 22P Skagt Right-le Rev 10/14 Page 1 of 1	SKAGIT COUNTY  Manage Dadosum RIGHT-TO-MANAGE  NATURAL RESOURCE LANDS DISCLOSURE		LOSURE	SCopyright 2014 Northwest Matiple Listing Servi ALL RIGHTS RESERVED	
The followin	og is part of the P Gregorio Carres		April 14, 2	<u>1024</u>	{"Buyer"
	Jeff Latham	<del></del>			("Selici"
and	Selo.	ader			, , dollo!
concerning)	Acd was	t <u>Mount Vernon</u> Ger	WA 98		_(the "Property"

Buyer is aware that the Property may be subject to the Skagil County Right-to-Menage 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 minetal extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and color. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accopt 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, dushing, stockpilling, 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.

Gregorio Carreon	04/14/2024	Jeff Latham	94/15/26
Buyer	Date	Seller	Date
		Jeff Latham	05/09/2024
Buyer	Date	Seller	Date