

When recorded return to:

Steven L. Clarke and Juliana Clarke  
4815 Schooner Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241942

Aug 28 2024

Amount Paid \$17394.00

Skagit County Treasurer

By Kaylee Oudman Deputy

GNW 24-20442

## STATUTORY WARRANTY DEED

THE GRANTOR(S), **Stephen D. Burman and Juliana Veridiano Rocha, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Steven L. Clarke and Juliana Clarke, 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 74 & Ptn. Lot 75, PLAT OF SAN JUAN PASSAGE, PHASE IV

Tax Parcel Number(s): 6010-000-000-0074 and P131411

Dated: August 26, 2024

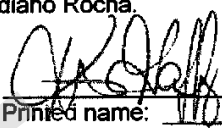
  
Stephen D. Burman

  
Juliana Veridiano Rocha

State of Washington  
County of Island Skagit

This record was acknowledged before me on 26 day of August, 2024 by  
Stephen D. Burman and Juliana Veridiano Rocha.



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

TOGETHER WITH the East 4.00 feet of Lot 75, PLAT OF SAN JUAN PASSAGE, PHASE IV, as recorded under Auditor's File No. 201212260122, records of Skagit County, Washington.

Situated in Skagit County, Washington.