

When recorded return to:

Samantha K. Slider and Keith W. Slider
3016 Upper Samish Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243092
Nov 26 2024
Amount Paid \$14635.00
Skagit County Treasurer
By Lena Thompson Deputy

211962-LT

STATUTORY WARRANTY DEED

Reference: 24-191-NES

THE GRANTOR(S)

Gary W. Kaiser and Kathryn T. Kaiser, who also appears of record as Kathy T. Kaiser, husband and wife,

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00)

in hand paid, conveys and warrants to

Samantha K. Slider and Keith W. Slider, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

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

Ptn. Tracts G & H, Corrected Plat of Slipper's Acres

Tax Parcel Number(s): 4015-000-007-0008/P69593

Subject To:

See Exhibit "B" and Exhibit "C" attached hereto and made a part hereof.

Dated: November 21, 2024

Kathryn T. Kaiser
Kathryn T. Kaiser

N/A
Gary W. Kaiser

STATE OF Washington
Skagit

COUNTY OF Skagit

This record was acknowledged before me on 22 day of November, 2024 by Kathryn T. Kaiser and ~~Gary W. Kaiser~~.

Shallon Else Tagg
Signature

Notary Public
Title

My commission expires: 7/12/28

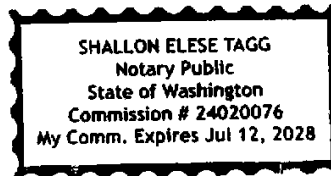


EXHIBIT A
LEGAL DESCRIPTION

That portion of Lot H, and that portion of Lot G, lying North of the North line of Lot L, extended Easterly to the Samish River, "CORRECTED PLAT OF SLIPPER'S ACRES," as per plat recorded in Volume 4 of Plats, page 54, records of Skagit County, Washington,

EXCEPT that portion of said Lot G, "CORRECTED PLAT OF SLIPPER'S ACRES," as per plat recorded in Volume 4 of Plats, page 54, records of Skagit County, Washington, described as follows:

Beginning at a point 438 feet East of the Northwest corner of the Northeast 1/4 of Section 24, Township 36 North, Range 4 East,

W.M., thence East, a distance of 100 feet;

thence Southwesterly, a distance of 140 feet;

thence Northwesterly, a distance of 100 feet to the County Road;

thence Northeasterly along said County Road to the point of beginning.

Situate in the County of Skagit, State of Washington

Exhibit "B"

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT: Plat/Short Plat: Corrected Plat of Slipper's Acres Recorded: February 6, 1928 Auditor's File No.: Volume 4 of Plats, page 54

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF: Recorded: August 6, 1998 Auditor's File No.: 9808060030 (Affects Lot G).

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF: Recorded: August 6, 1998 Auditor's File No.: 9808060031 (Affects Lot H)

Any prohibition or limitation on the use, occupancy or improvements of the Land resulting from the rights of the public or riparian owners to use any portion which is now or has formerly been covered by water.

The right of use, control, or regulation by the United States of America in exercise of power over navigation.

Any question that may arise as to the location of the lateral boundaries of the tidelands or shorelands described herein.

Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Samish River, if navigable.

Low Flow Mitigation Summary and the terms and conditions thereof as recorded April 20, 2005 under Auditor's File No. 200504200020 .

Matters as disclosed by survey recorded September 19, 2003 under Auditor's File No. 200309190278 , records of Skagit County, Washington.

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF: Recorded: December 26, 2012 Auditor's File No.: 201212260182

Title Notification and the terms and conditions thereof as recorded January 11, 2013 under Auditor's File No. 201301110137 .

Title Notification and the terms and conditions thereof as recorded January 11, 2013 under Auditor's File No. 201301110138 .

Rights or claims of tenants in possession due to unrecorded leasehold interests and/or rental agreements, if any.

Exhibit "C"

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10.14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 22, 2024

between Samantha K Slider Keith W Slider ("Buyer")
Buyer Buyer
and Kathryn Kaiser Gary Kaiser ("Seller")
Seller Seller
concerning 3016 Upper Samish Road Sedro Woolley WA 98284 (the "Property")
Address City State Zip

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 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.

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.

[Signature] 10/22/2024
Buyer Date
Keith W Slider 10/22/2024
Buyer Date

Kathryn Kaiser 10/22/24
Seller Date
Gary Kaiser 10/22/24
Seller Date