

When recorded return to:

Bryan Donald Harris and Laura Cochrane Harris
12788 Avon Allen Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243232
Dec 11 2024
Amount Paid \$13834.00
Skagit County Treasurer
By Lena Thompson Deputy

212849-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Bryan Jones and Anne Jones, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Bryan Donald Harris and Laura Cochrane Harris, 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.

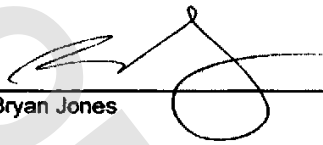
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

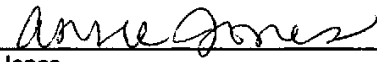
Abbreviated Legal: (Required if full legal not inserted above.)

Pnt Parcel A, BLA Survey 200606140093 being a ptn of SE 1/4 2-34-3 EWM

Tax Parcel Number(s): P102867 and 340302-4-002-2000

Dated: December 9th, 2024

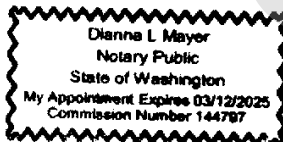

Bryan Jones


Anne Jones

State of Washington
County of Island Benton
OLM

This record was acknowledged before me on 9th day of December, 2024 by Bryan Jones and Anne Jones.

(Stamp)





Printed name: Dianna L. Mayer
Notary Public
My commission expires: 03/12/2025

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:

PARCEL "A"

Parcel A of Boundary Line Adjustment Survey, recorded June 14, 2006, under Auditor's File No. 200606140093, being a portion of Lots 1 and 2 of Skagit County Short Plat No. 91-044, approved October 29, 1991, and recorded November 4, 1991, under Auditor's File No. 9111040047, Volume 10 of Short Plats, page 21, records of Skagit County, Washington, located in the South 1/2 of the Southeast 1/4 of Section 2, Township 34 North, Range 3 East, W.M.,

EXCEPT that portion of said Parcel A, described as beginning at the Southwest corner of said Parcel A; thence North 69°25'12" East along the Southerly line of said Parcel A, 20 feet; thence Northerly to the Northwest corner of said Parcel A; thence South 28°16'49" West along the West line of said Parcel A, 157.31 feet to the point of beginning.

Also known as Parcel A of Boundary Line Adjustment, recorded on August 6, 2014, under Auditor's File No. 201408060016, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

An easement for access as disclosed in document recorded on November 29, 2016, under Auditor's File No. 201611290006, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.