

When recorded return to:

Benjamin Lovejoy
3682 Samish View Ln.
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20243360
DEC 20 2024

Amount Paid \$ 24,480.00
Skagit Co. Treasurer
By *[Signature]* Deputy

GNW 24-21263

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Eric Hiner and Jane Hiner, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Benjamin Lovejoy, a married man as his separate estate** 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.)

Section 24, Township 36, Range 4 - NE SE (aka Lot 1C, Short Plat 11-86 and portion unnumbered tract "Corrected Plat of Slipper's Acres" (aka Tracts 2 & 3 of Short Plat 113-79)

Tax Parcel Number(s): 4015-000-012-0001, 4015-000-012-0209, and 360424-4-003-0600 and P69600, P69602, and P108826

Dated: 12/18/2024



Eric Hiner



Jane Hiner

State of Washington
County of ~~Island~~ OW
SKAGIT

This record was acknowledged before me on 18th day of DECEMBER 2024 by Eric Hiner and Jane Hiner.



(Stamp)

Printed name: C.D. WALKER
Notary Public
My commission expires: 12.14.28

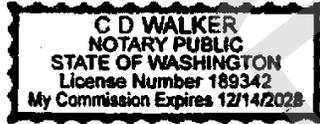


EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Parcel A:

Lot 1, (Part C), Short Plat No. 11-86, approved May 19, 1989, recorded June 30, 1989, in Book 8 of Short Plats, page 141, under Auditor's File No. 8906300018, lying Southwesterly of Highway 9 and West of the Burlington Northern Railroad right-of-way, being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 36 North, Range 4 East, W.M.

Parcel B:

Tracts 2 and 3 of Revised Short Plat No. 113-79, approved April 7, 1980 and recorded April 4, 1980 under Auditor's File No. 8004040020 in Volume 4 of Short Plats, page 66, records of Skagit County, Washington, being a portion of that certain unnumbered tract in the "CORRECTED PLAT OF SLIPPER'S ACRES", as per plat recorded in Volume 4 of Plats, page 54, records of Skagit County, Washington.