

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251199

Apr 23 2025

Amount Paid \$1765.00
Skagit County Treasurer
By Lena Thompson Deputy

AFTER RECORDING MAIL TO:

William Dotinga and Carla Dotinga
522 Beard Rd
Lynden, WA 98264

25-23245-70

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4900-4258491 (SJ)**

Grantor(s): **Matthew Mahaffie, an unmarried man**
Grantee(s): **William Dotinga and Carla Dotinga, a married couple**
Abbreviated Legal: **Ptn. Gov. Lot 4 in Section 14 & Ptn. Gov. Lot 8 in Section 15, Township 35 North, Range 11 East**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P46060**

THE GRANTOR(S) Matthew Mahaffie, an unmarried man for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **William Dotinga and Carla Dotinga, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

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

That portion of Government Lot 4 in Section 14 and of Government Lot 8 in Section 15, Township 35 North, Range 11 East, W .M., in Skagit County, Washington, described as follows:

Commencing at the quarter comer common to said Sections 14 and 15; thence North 39° 54'05" East 606.54 feet; thence North 36° 15'32" West 537.50 feet to an iron pipe and the Point of Beginning; thence South 36° 15'32" East 537.50 feet; thence North 39° 54'05" East 80.00 feet; thence North 32° 53'04" West 544.27 feet to an iron pipe; thence continuing North 32° 53 '04" West 19.00 feet, more or less, to the line of ordinary high water on the Southerly bank of the Cascade River; thence in a general Southwesterly direction along said line of ordinary high water to a point from which the point of beginning lies South 36° 15'32" East; thence South 36° 15'32"

APN: P46060

Statutory Warranty Deed
- continued

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East 19.00 feet, more or less, to the point of beginning.

(Being known as Tract 3 of Short Plat No. 36-74).

TOGETHER WITH non-Exclusive right of easement for purposes of ingress, egress, drainage and utilities as recited in that certain "Declaration of Easement" filed January 29, 1973 and bearing Skagit County Auditor's File No. 779995; EXCEPT that portion of said easement which lies within the above described main tract

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: P46060

Statutory Warranty Deed
- continued

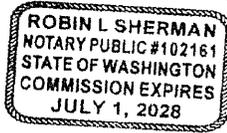
File No.: 4900-4258491 (SJ)

Dated: April 22, 2025

Matthew Mahaffie
Matthew Mahaffie

STATE OF Washington)
COUNTY OF Skagit)-ss
)

This record was acknowledged before me on 4-22-2025 by **Matthew Mahaffie**.



Robin L Sherman
Notary Public *WR*
My commission expires: 7-1-2028

UNOFFICIAL DOCUMENT

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

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

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 7 March 2025
between Bill Dotinga Buyer and Carla Dotinga Buyer ("Buyer")
and Mathew Mahaffie Seller ("Seller")
concerning 64051 East Cascade Way Address Marblemount City Wa 98267 State Zip ("Property")

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.

Authenticating
Carla Dotinga 03/07/2025
Buyer Date
Authenticating
Bill Dotinga 03/07/2025
Buyer Date

Mathew Mahaffie 3/7/2025
Seller Date