

TICOR TITLE ⁽⁶⁾
70087079
When recorded return to:
Jeanne D North
1602 Birch Court
Mount Vernon, WA 98274

201807020162
07/02/2018 04:21 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Thorsen and Kathleen Thorsen, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jeanne D North, an unmarried person and Kristopher D Morse,
an unmarried person

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): 10 Subdivision: Sunnyside Big Lake Tracts APN/Parcel ID(s): P69881

Tax Parcel Number(s): P69881,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 26, 2018

Robert Thorsen
Robert Thorsen
Kathleen Thorsen
Kathleen Thorsen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182908
JUL 02 2018

Amount Paid \$5,611.99
Skagit Co. Treasurer:
By W. Ronald Entriken Deputy

State of WASHINGTON
County of CHELAN

I certify that I know or have satisfactory evidence that Robert Thorsen and Kathleen Thorsen are the
persons who appeared before me, and said persons acknowledged that they signed this instrument
and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this
instrument.

Dated: 27 JUNE 2018

W. Ronald Entriken

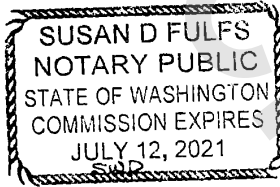
Name: W. RONALD ENTRIKEN
Notary Public in and for the State of WA
Residing at: E. WENACHEE 98802
My appointment expires: 09/29/2018

Notary Public
State of Washington
W RONALD ENTRIKEN
My Appointment Expires Sep 29, 2018

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Kathleen Thorsen is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:6/29/2018



Susan D Fulfs
Name: Susan D Fulfs
Notary Public in and for the State of Washington
Residing at: Marysville, Washington
My appointment expires: 7-12-2021

EXHIBIT "A"
Legal Description

PARCEL A:

Tract 10, ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, according to the plat thereof recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington;

TOGETHER WITH that portion of the former 140 foot wide railroad right-of-way acquired by decree quieting title filed on May 11, 1992, in Skagit County Superior Court Cause No. 91-2-00070-3, described as follows:

That portion of the 140 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through Government Lot 1 of Section 7, Township 33 North, Range 5 East of the Willamette Meridian, which lies between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of Tract 10 of the Assessors Plat of Sunnyside Big Lake Tracts, according to the plat thereof recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

EXCEPT that portion, if any, lying within State Highway 9;

ALSO EXCEPT that portion, if any, lying with Lot 4 of Short Plat 91-097, recorded May 13, 1992, under Auditor's File No. 9205130031, records of Skagit County, Washington.

PARCEL B:

A non-exclusive easement for purposes of ingress, egress and utilities over and across the Northeasterly 20 feet of Tracts 1 through 19, Assessors Plat of Sunnyside Big Lake Tracts, according to the plat thereof recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.

TOGETHER WITH A 2004 CAVCO 35RV8010 PARK MODEL TRAILER ATTACHED TO PROPERTY

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 6, 1964
Auditor's No(s).: 654251, 654252 and 654253, records of Skagit County, Washington
In favor of: Stanley Fox etal
For: Ingress, egress and utilities
Affects: the Northeasterly 20 feet of said Tract 10
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 15, 1968
Auditor's No(s).: 710241, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Exact location not disclosed of record
3. Easement delineated on the face of said plat and disclosed by various instruments of record;
For: Ingress, egress and utilities
Affects: The Northeasterly 20 feet of Tract 10
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 30, 1979
Auditor's No(s).: 895781, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer line(s) 10 foot wide strip located on shore within 50 feet of normal high water
5. Terms, conditions, and restrictions of that instrument entitled Findings of Fact - Entry of Order No. SLV-89024.ORD Shoreline Substantial Development Variance Permit;
Recorded: January 9, 1990
Auditor's No(s).: 9001090023, records of Skagit County, Washington
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.



Skagit County Planning & Development Services

DALE PERNULA, AICP *Director*

JACK MOORE, CBCO *Building Official*

Required Disclosure of Right to Manage Natural Resource Lands

updated 9/12/2014

Skagit County Code requires specific language pertaining to the right to manage natural resource lands (farmland, forestland, and mineral resource lands) to be recorded with certain transfers of real property. This simple requirement helps buyers understand that they are adjacent to Natural Resource Lands and they may be affected by the normal activities associated with natural resource industries.

When is disclosure required?

Disclosure is required "upon transfer of real property by sale, exchange, gift, real estate contract, lease with an option to purchase, any other option to purchase, ground lease coupled with improvements, or any other means" when the real property is "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." [Skagit County Code 14.38.030](#).

Details	Employments	Land	Transfers	History	Taxes	Permits	Sales Copies
Details for Parcel:							
Jurisdiction: SKAGIT COUNTY							
Zoning Designation: Skagit County - Rural Intermediates							
Skagit County - Agricultural/ Historical Resource Lands							
Record Documents: Documents scanned and recorded by the Auditor's office							
Septic System: Septic system information							
Parcel Number	XrefID	Quarter	Section	Township	Range		
P12345	100600000000X						
Owner Information	Site Address(es)	Location Map					
JOHN P SMITH	1643 ROAD STREET	Locate this Parcel on itMap					
1643 ROAD STREET	200 SITE 4589 ROAD STREET	Assessor's Parcel Map PDF (01/10/15)					
NOU	Mount Vernon WA 98273	2015 Property Tax Summary					
2014 Values for 2015 Taxes*	Sale Information	2015 Taxes will be available after 2/15/2016					
Building Market Value \$116,200.00	Deed Type WARRANTY DEED	Use the Taxes link above for 2014 taxes					
Land Market Value \$485,600.00	Sale Date 1998-03-10						
Total Market Value \$201,600.00	Sale Price \$110,600.00						
Assessed Value \$201,600.00	Sale Inquire NRL disclosure (links only)						
Taxable Value \$201,600.00	* Effective date of value is January 1 of the assessment year (2014)						

You can determine whether a piece of property requires NRL disclosure by searching for the parcel at www.skagitcounty.net/Search/Property and looking for the "Sale requires NRL disclosure" tag.

What are you required to do to disclose?

Although the code places the obligation on the seller to record this disclosure, typically buyers and sellers just record the disclosure along with the deed transferring the property. Include the form disclosure (page 2 of this document) with the deed when recording with the County Auditor. (Alternatively, include the text of the form disclosure in the deed.) The disclosure doesn't need to be filled out or signed or notarized; it just needs to be recorded.

For simplicity of administration, and because almost all properties require disclosure, some sellers/title companies record this statement with every transaction.

Thank you for your assistance in protecting our natural resource lands!