

202104300246

04/30/2021 03:55 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Kara Michelle Claycomb and Nicholas James Huff
2320 Jacqueline Place
Mount Vernon, WA 98273

2021-1920
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2021

Amount Paid \$ 6,725.00
Skagit Co. Treasurer
Deputy

Land Title
01-184434-0 STATUTORY WARRANTY DEED By

THE GRANTOR(S) Erin L. Light, Personal Representative of the Estate of Jean Luanne Hargis, also appearing of record as Luanne Hargis, deceased, per King County Superior Court Case No. 18-4-02575-1 KNT

for and in consideration of \$10.00 and other good and valuable consideration in hand paid, conveys, and warrants to Nicholas James Huff and Kara Michelle Claycomb, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Lot 7, "SOUZA'S ADDITION," as per plat recorded in Volume 8 of Plats, page 70, records of Skagit County, Washington.
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to:

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: Souza's Addition
Recorded: May 6, 1964
Auditor's No.: 650186

Restrictions imposed by instrument recorded November 3, 1969, under Auditor's File No. 732634.

Exhibit A attached hereto and made apart hereof pertaining to Skagit County Right to Manage Natural Resource Lands Disclosure

Abbreviated Legal:

Tax Parcel Number(s): P54278

LPB 10-05

Dated: April 27, 2021

Erin L. Light

Erin L. Light, Personal Representative of the Estate of Jean Luanne Hargis, also appearing of record as Luanne Hargis, deceased, per King County Superior Court Case No. 18-4-02575-1 KNT

State of Washington
County of Skagit

This record was acknowledged before me on 4/27/2021 by Erin L. Light as personal representative of the Estate of Jean Luanne Hargis

Shiloh M Penland
Notary Public

My commission expires: 12/5/2023

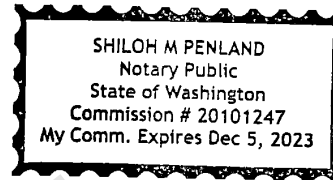


Exhibit "A"
SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

The following is part of the Purchase and Sale Agreement dated March 28, 2021

between Nick Huff Kara M Claycomb ("Buyer")

Buyer Buyer

and Luanne Hargis Erin Light; Executor of estate ("Seller")

Seller Seller

concerning 2320 Jacqueline Pl Mount Vernon WA 98273 (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.

Erin Light 4.27.2021

Authentication
Nick Huff 03/28/2021
Buyer 6:02:31 PM PDT Date

Authentication
Erin Light 04/02/2021
Seller 6:00:59 PM PDT Date

Authentication
Kara Claycomb 03/28/2021
Buyer 6:02:38 PM PDT Date

Seller Date