

WHEN RECORDED RETURN TO:

Jacynda Wheeler and Chad Wheeler
14693 Hoxie Lane
Anacortes, WA 98221

GNW 22-15446

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222428
Jun 10 2022
Amount Paid \$19575.00
Skagit County Treasurer
By Lena Thompson Deputy

Escrow Number: 01348-47481
Filed for Record at Request of: *Premier Title of Island County*

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Ryan Carman-Brooks and Kana Carman, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Jacynda Wheeler and Chad Wheeler, 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.

Abbreviated Legal: (Required if full legal not inserted above.)
Lots 1 through 13, Block 122, Townsite of Gibraltar

Tax Parcel Number(s): P73609 and 4109-122-013-0009

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.

Dated: 05/31/2022

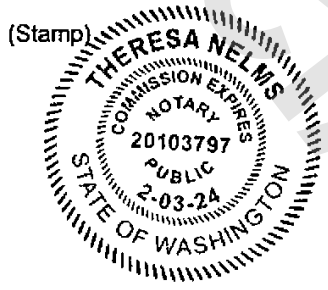
[Signature]
Ryan Carman-Brooks

[Signature]
Kana Carman

State of Washington
County of ~~Island~~ Skaqit

This record was acknowledged before me on 31 day of May, 2022 by Ryan Carman-Brooks and Kana Carman.

[Signature]
Printed name: THERESA NELMS
Notary Public
My commission expires: Feb 3 2024



**EXHIBIT "A"
LEGAL DESCRIPTION**

Lots 1 through 13, Block 122, "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.," as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington.

TOGETHER WITH a strip of land in "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.,"

more particularly described as follows:

That portion of Minnesota Street lying North of the centerline of said street between the East margin of Hoxie Lane and

the point of intersection of said centerline with the centerline of California Street adjoining Block 122 of said Plat of

Gibraltar, Skagit County, Washington.

Situate in the County of Skagit, State of Washington.