

When recorded return to:

Mario Moreno-Vega and Tania Monge Ubal
8646 Chickasaw Plum Way
Katy, TX 77494

204422-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **James Zevely, an unmarried person as his separate property**

for and in consideration of FIVE HUNDRED THOUSAND AND 00/100 Dollars (**\$500,000.00**)

in hand paid, conveys, and warrants to **Mario Moreno-Vega and Tania Monge Ubal, a married couple**

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

For Full Legal See Attached "Exhibit A"

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

Ptn Lot 3, All Lots 4-5, Blk 1001, North Pacific & Ptn RR R/W, 23-35-1 E W.M.

Tax Parcel Number(s): 3809-001-010-0508/P58141 & 350123-0-003-0305/P31714

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 204422-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224725

Nov 29 2022

Amount Paid \$8005.00

Skagit County Treasurer

By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: November 18, 2022

James Zevely
James Zevely

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21 day of Nov, 2022 by James Zevely.

[Signature]
Signature

Notary
Title

My commission expires: 3/7/24

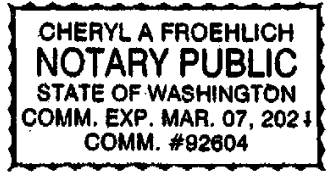


Exhibit A**PARCEL A:**

The West 1/2 of Lot 3, and all of Lots 4 and 5, Block 1001, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

Situated in Skagit County, Washington.

PARCEL B:

All that part of the right-of-way of the railway of the Great Northern Railway Company in Section 23, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Lot 5, Block 1001, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;
thence Easterly along the Northwesterly line of said Block 1001, to the Northwesterly corner of the East 1/2 of Lot 3, Block 1001, NORTHERN PACIFIC ADDITION TO ANACORTES;
thence Northerly along the Westerly line of the East 1/2 of said Lot 3, extended to a point 15 feet distant Southeasterly, measured at right angles, from the center line of the railway of said Great Northern Railway Company, as now located and constructed;
thence Westerly parallel with said center line and 15 feet distant therefrom, to the Southwesterly line of Lot 5, Block 1001, extended Northwesterly;
thence Southeasterly along said Southwesterly line extended, to the point of beginning.

Situated in Skagit County, Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's 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.