

POOR ORIGINAL

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235920

Mar 24 2023

Amount Paid \$12766.00

Skagit County Treasurer

By Lena Thompson Deputy

Return Address:

Name Chicago Title

Address 425 Commercial St

City, State, Zip Mt Vernon WA 98273

873743 1098462 **CHICAGO TITLE**
LP 20053533

Statutory Warranty Deed

of unmarried

Ryan Alex Kimmel, a ~~married~~ person (hereinafter referred to as the Grantor, whether one or more), for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to:

National Residential Nominee Services Inc.
of 6640 Shady Oak Road, Suite 400 Eden Prairie, MN 55344

(hereinafter referred to as Grantee, whether one or more), the following described real estate, situated in the County of Skagit, State of Washington, to wit:

See attached "Exhibit A" **PTN SW NE 15-34-4**

Assessor's Tax Parcel ID # 340415-0-012-0005

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

Dated March 7, 2023

X Ryan Alex Kimmel
Ryan Alex Kimmel

2nd Page Statutory Warranty Deed Acknowledgment

STATE OF ~~WASHINGTON~~ Texas
COUNTY OF Dallas SS.

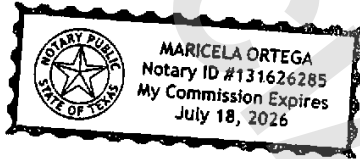
On this day personally appeared before me Ryan Alex Kimmel
Single (fill in marital status) to me known to be the
individual described in and who executed the within and foregoing instrument, and acknowledged that s/he signed
the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7th day of March, 2023

[Handwritten Signature]

Stamp or Seal

Notary Public in and for the State of Washington, Texas
residing at





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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 21, 2023
between Samuel Kwant Alyse Kwant ("Buyer")
Buyer Buyer
and Sterling Lexicon, LLC d/b/a Sterling Lexicon ("Seller")
Seller Seller
concerning 21516 McLaughlin Rd 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.

Authenticate: Samuel Kwant 02/21/2023 Buyer Date
Authenticate: Alyse Kwant 02/21/2023 Buyer Date
Sterling Lexicon LLC, By Michele Roper 2/23/2023 Seller Date

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620053533

For APN/Parcel ID(s): P24784 / 340415-0-012-0005

THE EAST 209 FEET OF THE WEST 242 FEET OF THE NORTH 229 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,

EXCEPT THE NORTH 20 FEET THEREOF FOR MCLAUGHLIN ROAD,

ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN THE AS-BUILT AND EXISTING COUNTY ROAD RUNNING ALONG THE NORTH LINE THEREOF COMMONLY KNOWN AS MCLAUGHLIN ROAD,

ALSO EXCEPT THE 50 FOOT WIDE RIGHT OF WAY CONVEYED TO THE PUGET SOUND AND CASCADE RAILWAY COMPANY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 110943 IN VOLUME 101 OF DEEDS, PAGE 585, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE WATERLINE EASEMENT AS CONVEYED BY INSTRUMENT RECORDED OCTOBER 17, 2006, UNDER AUDITOR'S FILE NO. 200610170093 IN, ON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A 20 FOOT WIDE EASEMENT 10 FEET RIGHT AND 10 FEET LEFT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE CENTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 88°41'12" WEST 1,141.58 FEET;

THENCE NORTH 1°18'48" EAST 30.00 FEET TO THE NORTH RIGHT OF WAY LINE OF COLLEGE WAY AND TO THE POINT OF BEGINNING;

THENCE NORTH 15°40'04" EAST 117.77 FEET;

THENCE NORTH 23°01'53" EAST 532.07 FEET;

THENCE SOUTH 89°00'30" EAST 554.47 FEET;

THENCE NORTH 01°26'51" EAST 666.63 FEET;

THENCE SOUTH 89°00'30" EAST 360.03 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION
(continued)

THENCE SOUTH 88°18'01" EAST 33.00 FEET TO THE TERMINUS OF SAID LINE. THE SIDE LINES OF SAID 20 FOOT WATER LINE EASEMENT TO BE EXTENDED OR SHORTENED TO MEET ANGLE POINTS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.