

POOR ORIGINAL

Return Address:

Name Samuel Kwant and Alyse Kwant
Address 21516 McLaughlin Road
City, State, Zip Mount Vernon WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235921
Mar 24 2023

Amount Paid \$12766.00
Skagit County Treasurer
By Lena Thompson Deputy

873743 1098462

CHICAGO TITLE Special Corporate Warranty Deed

20083733

National Residential Nominee Services Inc., with an office and principal place of business at 6640 Shady Oak Road, Suite 400, Eden Prairie, MN 55344, (hereinafter referred to as the Grantor), 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, grants, bargains, sells, conveys and confirms to:

Samuel Kwant and Alyse Kwant, a married Couple

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

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

Assessor's Tax Parcel ID # 340415-0-012-0005 P24784

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 13, 2023

National Residential Nominee Services Inc.

By: *Tracie Heinen*

Printed Name: Tracie Heinen

Its: VP

STATE OF MN
COUNTY OF Hennepin ss.

On this 13 day of March, 2023 before me, the undersigned, a Notary Public in and for the State of MN, duly commissioned and sworn, personally appeared Tracie Heinen, to me known to be the VP of National Residential Nominee Services Inc. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and

deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

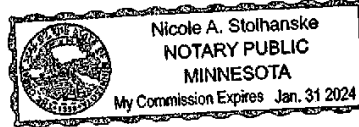
Witness my hand and official seal hereto affixed the day and year first above written.

Nicole Stolhanske

Notary Public in and for the State of MN, residing at

Dakota Co.

Stamp or Seal





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.

<small>Authenticator</small>		Sterling Lexicon LLC, By	
<u>Samuel Kwant</u>	<u>02/21/2023</u>	<u>Michele Roper</u>	<u>2/23/2023</u>
Buyer	Date	Seller	Date
<small>Authenticator</small>			
<u>Alyse Kwant</u>	<u>02/21/2023</u>		
Buyer	Date	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.