

When recorded return to:
Nancy Dalton and Michael Dalton
3931 Greenbriar Lane
Mercer Island, WA 98040

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236136

Apr 14 2023

Amount Paid \$13122.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620053522

Escrow No.: 620053522

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven L. Marx, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Nancy Dalton and Michael Dalton, a married couple

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

LOTS 16 AND 17, BLOCK 2, "BLANCHARD, SKAGIT CO., WASH.," AS PER PLAT RECORDED
IN VOLUME 3 OF PLATS, PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED ALLEYWAY THAT ATTACHED BY
OPERATION OF LAW AS DISCLOSED BY AUDITOR'S FILE NO. 9409220081.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P71226 / 4072-002-016-0003, P71227 / 4072-002-017-0002

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

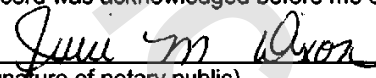
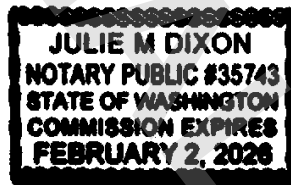
STATUTORY WARRANTY DEED
(continued)Dated: 4/13/2023
Steven L. MarxState of Washington
County of SnohomishThis record was acknowledged before me on 4/13/2023 by Steven L. Marx.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2/2/2026

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Blanchard:

Recording No: 83735

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Terry Coble and Fannie Coble, husband and wife

Recording Date: May 11, 1909

Recording No.: 74141

NOTE: This exception does not include present ownership of the above mineral rights.

3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 11, 1909

Recording No.: 74141

4. Skagit County Planning & Development Service and the terms and conditions thereof:

Recording Date: May 19, 2009

Recording No.: 200905190075

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 202101200092

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "A"**Exceptions
(continued)**

encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 202102170097

7. Notice of On-Site Sewage System maintenance agreement requirement and the terms and conditions thereof:

Recording Date: May 24, 2021
Recording No.: 202105240201

8. Title Notification-Special Flood Hazard area and the terms and conditions thereof:

Recording Date: August 6, 2021
Recording No.: 202108060142

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. City, county or local improvement district assessments, if any.

11. 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."

Form Z2P
 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 March 30, 2023
 between Nancy Dalton Michael Dalton ("Buyer")
Buyer Buyer
 and Steven L Marx ("Seller")
Seller Seller
 concerning 3625 Washington St Bow WA 98232 (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>Authentic</small> <u>Nancy Dalton</u> 03/30/23 <hr/> <small>Buyer</small> <small>Date</small>	<small>Authentic</small> <u>Steven L Marx</u> 03/31/23 <hr/> <small>Seller</small> <small>Date</small>
<small>Authentic</small> <u>Michael Dalton</u> 03/30/23 <hr/> <small>Buyer</small> <small>Date</small>	<hr/> <small>Seller</small> <small>Date</small>