

When recorded return to:

Christine Kvasnikoff and Wayne Kvasnikoff  
2320 25th Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238706  
Nov 09 2023  
Amount Paid \$10185.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

STG-48772

Escrow Number: 01348-48772

Filed for Record at the Request of: *Premier Title of Island County*

GNW 23-19470

### STATUTORY WARRANTY DEED

THE GRANTOR(S), **Carl Nelsen and Krystn Nelsen, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Christine Kvasnikoff and Wayne Kvasnikoff, 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.

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.

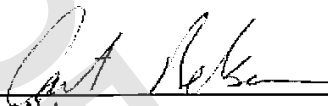
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Abbreviated Legal: (Required if full legal not inserted above.)  
Lot 31, Survey, Volume 19 of Surveys, pages 31 through 35

Tax Parcel Number(s): 3772-225-013-0000 and P110569

File No.: 01348-48772

Dated: 11-8-2023


  
\_\_\_\_\_  
Carl Nelsen

  
\_\_\_\_\_  
Krystn Nelsen

State of Washington  
County of Skagit

This record was acknowledged before me on 8 day of November, 2023 by Carl Nelsen and Krystn Nelsen.



  
\_\_\_\_\_  
Printed name: Theresa Nelms  
Notary Public  
My commission expires: Feb 3 2024

**EXHIBIT "A"  
LEGAL DESCRIPTION**

Lot 31 of Survey recorded December 23, 1996 in Volume 19 of Surveys, pages 31 through 35, under Auditor's File No. 9612230056, records of Skagit County, Washington; being a portion of "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington