

When recorded return to:

Jesse D. Munro and Jasmine Munro
17361 Olympic Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242227

Sep 19 2024

Amount Paid \$15881.00

Skagit County Treasurer

By Kaylee Oudman Deputy

GNW 24-20058

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Thomas Aaron Dixon and Jennifer Ann McGill, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Jesse D. Munro and Jasmine Munro, 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:

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

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.
Tract 7, STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT

Tax Parcel Number(s): 4021-000-007-0000 and P69752

Dated: 9/9/2024

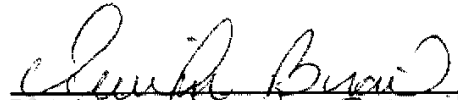

Thomas Aaron Dixon


Jennifer Ann McGill

State of Washington
County of Island Skagit

This record was acknowledged before me on 9 day of September, 2024 by Thomas Aaron Dixon and Jennifer Ann McGill.

(Stamp)


Printed name: Jennifer Brazil
Notary Public
My commission expires: 7-25-2028

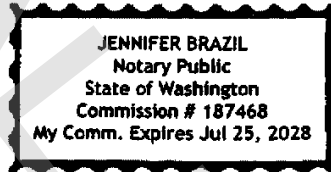


EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Those premises appearing substantially of record as Tract 7, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT", as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington, which premises are in the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East W.M., being more particularly described as follows:

Beginning at a point on the East line of said subdivision, which point bears North 0°14' West, a distance of 571.29 feet from the Southeast corner of said subdivision and also bears South 0°14' East, a distance of 737.84 feet from the Northeast corner of said subdivision;
thence South 80°58'45" West, a distance of 212.94 feet to a point on the East right of way line of a 40.00 foot County road;
thence North 5°27'30" East along said East right of way line of said 40.00 foot County Road, a distance of 6.20 feet;
thence on a curve to the right, having a central angle of 15°37' an arc distance along said East right of way line of said 40.00 foot County road of 116.00 feet;
thence on a curve to the left, having a central angle of 55°13'30" an arc distance along said East right of way line of said 40.00 foot County road of 148.30 feet;
thence on a curve to the left, having a central angle of 50°33' an arc distance along said East right of way line of said 40.00 foot County road of 17.00 feet;
thence East a distance of 205.0 feet to a point on the East line of said subdivision;
thence South 0°14' East along said East line of said subdivision, a distance of 235.01 feet to the point of beginning.

Situate in Skagit County, Washington.