

When recorded return to:

Jill E. Nelson
809 Olive Way Apt 1503
Seattle, WA 98101

GNW 22-15011

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy A. Toth, a single woman as her separate estate, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jill E. Nelson, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:

Lot 6, Block 4, Conway's Addn. to Mt. Vernon

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): 3715-004-006-0006/P52582

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221855

May 05 2022

Amount Paid \$8636.90

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15011-KS

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Dated: 4-18-22

Nancy A. Toth
Nancy A. Toth

STATE OF NEVADA
COUNTY OF

I certify that I know or have satisfactory evidence that Nancy A. Toth is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it as her free and voluntary act for the purposes and uses mentioned in this instrument.

[Signature]
Signature
Notary Public
Title



My appointment expires: December 16, 2023

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 511 East Lawrence Street, Mount Vernon, WA 98273
Tax Parcel Number(s): 3715-004-006-0006/P52582

Property Description:

Lot 6, Block 4, "CONWAY'S ADDITION TO THE CITY OF MT. VERNON," as per plat recorded in Volume 3 of Plats, page 57, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT B

22-15011-KS

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Conway's Addition to the City of Mount Vernon
Recorded: March 13, 1907
Auditor's No.: 61246

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded July 13, 2021 as Auditor's File No. 202107130153.



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.