



201411180052

RECORDING REQUESTED BY:

Laura Minton Breckenridge
Furlong Butler Attorneys
825 Cleveland Avenue
Mount Vernon, WA 98273

Skagit County Auditor

\$75.00

11/18/2014 Page

1 of

4 11:28AM

WHEN RECORDED MAIL TO:

Nutter 2012 Revocable Trust
1004 Commercial PMB #508
Anacortes, WA 98221

(Space above this line is for Recorder's use)

BARGAIN AND SALE DEED

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: Bargain and Sale Deed**Grantor:** RICHARD D. TINNEY**Grantee:** NORMAN E. NUTTER AND BONITA L. NUTTER 2012 REVOCABLE TRUST**Abbreviated Legal Description:** Building Only Boathouse, Slip #9, Located on P127532**Complete or Additional Legal Description on Exhibit A of Document.****Assessor's Parcel Number/Tax ID Number:** P124831/340211-0-014-0801

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RICHARD D. TINNEY ("Grantor") hereby bargains, sells and conveys to NORMAN E. NUTTER AND BONITA L. NUTTER 2012 REVOCABLE TRUST, all of Grantor's right, title and interest in, and to, all buildings and other improvements located on the Building Only Boathouse, Slip No. 9, located on Parcel No. P127532 in the County of Skagit, State of Washington, more particularly described in **Exhibit A**, attached hereto and by this reference incorporated herein.

SUBJECT TO: Taxes and assessments not yet due and payable and the title exceptions of record.

Grantor, on behalf of himself and on behalf of his successors, hereby expressly limits the covenants of this Bargain and Sale Deed to those herein expressed, and excludes all covenants arising, or to arise, by statutory or other implication, except for those expressly provided for in Section 64.04.040 of the Revised Code of Washington.

Attached as **Exhibit B**, which by this reference is incorporated herein, is the disclosure required by Skagit County Code Section 14.38.030 regarding Natural Resource Lands.

DATED: November 13, 2014

GRANTOR:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

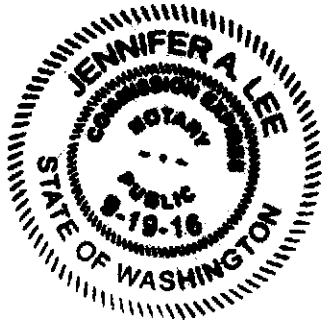
NOV 18 2014

Amount Paid \$ 29
Skagit Co. Treasurer
By MF Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 13th day of November, 2014, personally appeared before me RICHARD D. TINNEY, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



Printed Name Jennifer A. Lee
Notary Public in and for the State of Washington
Residing at Mount Vernon
My Commission Expires: 9/19/2016

Bargain and Sale Deed

Page 2 of 4



201411180052

Skagit County Auditor \$75.00
11/18/2014 Page 2 of 4 11:28AM

EXHIBIT A

LEGAL DESCRIPTION

Building Only Boathouse, Slip #9, Located on P127532

Situate in Skagit County, Washington.

Bargain and Sale Deed

Page 3 of 4



201411180052

Skagit County Auditor
11/18/2014 Page

3 of

\$75.00
4 11:28AM

EXHIBIT B
DISCLOSURE



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.

