



Skagit County Auditor

7/6/2016 Page

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3 2:55PM

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\$75.00

Filed for record at request of,
and, after recording, return to:

James L. Kotschwar
Attorney at Law
PO Box 1593
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162825
JUL 06 2016

Amount Paid \$ 250.30
Skagit Co. Treasurer
By Mum Deputy

STATUTORY WARRANTY DEED

THE GRANTORS, GREGORY KANASICK and LEANNE KANASICK, husband and wife, for and in consideration of thirteen thousand five hundred and 00/100 U.S. Dollars (\$13,500.00), in hand paid, together with any hereafter acquired title affecting the subject property convey and warrant to

GRANTEES, MICHAEL J. MAGEE and KRISTINA L. MAGEE, husband and wife, that certain real property, situated in the County of Skagit, State of Washington, fully described as follows:

Lot No. 203, Division 1, Cascade River Park, according to the plat thereof recorded in Volume 8 of Plats, pages 55 through 59, records of Skagit County, Washington.

(Skagit County Assessor's tax parcel no. P63756)

This conveyance is subject to those covenants, conditions, and restrictions affecting title, as set forth in Schedule "B-1" of Guardian Northwest Title Commitment No. 111817.

Pursuant to Skagit County Code 14.38.030(2), attached as Exhibit "A" to this deed is the *Right to Manage Natural Resource Lands Disclosure*.

Dated: June 29, 2016

GRANTORS:


GREGORY KANASICK


LEANNE KANASICK

County of ISLAND

On this 29th day of JUNE, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared GREGORY KANASICK and LEANNE KANASICK, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

A circular notary seal for James L. Kotschwar, Notary Public, State of Washington. The seal features a double-lined circular border. Inside the border, the text "JAMES L. KOTSCHWAR" is at the top, "COMMISSION EXPIRES" is on the right, "NOTARY" is in the center, "PUBLIC" is at the bottom, and "STATE OF WASHINGTON" is on the left. The date "11-01-16" is printed at the bottom center.

James L. Kotschman
JAMES L. KOTSCHEMAN
 Notary Public in and for the State of
 Washington, residing in OAK HARBOR.
 My commission expires: NOV. 1, 2016.

D2016:M

EXHIBIT "A"



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.