



201608300184

Skagit County Auditor

\$76.00

8/30/2016 Page

1 of

4 3:21PM

When recorded return to:

Larry D Davis  
37331 Cape Horn Road  
Sedro Woolley, WA 98284

### STATUTORY WARRANTY DEED

**THE GRANTOR(S)** Joni Gideon who aquired title as Joni Gideon- Leonard, a single woman

for and in consideration of \$10.00 and good and other valuable considerations

in hand paid, conveys, and warrants to Larry Davis, a single man

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

As Per Exhibit "A" attached hereto and made a part hereof

Abbreviated Legal: PTN GL 3, 17-35-7

Subject to Exhibit "B" attached hereto and made a part hereof

*Land Title and Escrow*

Tax Parcel Number(s): 350717-0-030-0007 P42883

#155827-  
S

Dated: August 23, 2016

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20163832

AUG 30 2016

Joni Gideon

State of Washington  
County of Snohomish

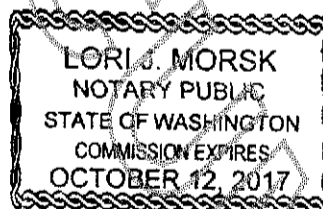
Amount Paid \$ 2559.30  
Skagit Co. Treasurer  
By *Adam Deputy*

I certify that I know or have satisfactory evidence that Joni Gideon (is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/26/16

*[Signature]*  
Notary Public in and for the State of Washington

My appointment expires: 10/12/17



Schedule "A-1"

155827-S

DESCRIPTION:

PARCEL "A":

The East 75 feet of the following described tract:

That portion of Government Lot 3, Section 17, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at a point 330 feet East of the Northwest corner of said Government Lot 3;  
thence South 00°30' East, parallel with the West line of said lot a distance of 1,303 feet to the true point of beginning;  
thence East, 175 feet;  
thence South 00°30' East, 21 feet;  
thence West 175 feet;  
thence North 00°30' West, 21 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

That portion of Government Lot 3, Section 17, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at a point 330 feet East of the Northwest corner of said Lot 3;  
thence South 00°30' East parallel with the West line of said lot a distance of 1,324 feet;  
thence East 100 feet to a true point of beginning;  
thence East 90 feet;  
thence South 00°30' East, 242.4 feet;  
thence Westerly along the North bank of the Skagit River, 90 feet, more or less, to a point South 00°30' East to the true point of beginning;  
thence North 00°30' West to the true point of beginning;

EXCEPT that portion thereof lying within the following described tract of land:

Beginning at a point 330 feet East of the Northwest corner of said Lot 3;  
thence South 00°30' East parallel with the West line of said lot a distance of 1,324 feet;  
thence East 175 feet to the true point of beginning;  
thence East 15 feet;  
thence South 00°30' East, 242.4 feet;  
thence Westerly along the North bank of the Skagit River, 15 feet to a point South 00°30' East to the point of beginning;  
thence North 00°30' West, 242 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXCEPTIONS:

A COMMON SEPTIC TANK AND DRAIN FIELD AGREEMENT AND EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF;

Between: Dorothy L. Brink and Claudia R. Marmo, and their heirs and assigns and future owners  
Dated: April 19, 1974  
Recorded: April 24, 1974  
Auditor's No: 799755  
Providing For: Use and maintenance, etc., of common septic tank drainage field lying on the subject property and property to the East, together with rights of ingress and egress from the same

B. Any question that may arise due to shifting and/or changing in the course of the Skagit River.

C. Right in the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes including (but not limited to) fishing, boating, bathing, swimming, water skiing, and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of water has been raised naturally or artificially to a maintained or fluctuating level all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)



## 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.