



201703130126

Skagit County Auditor \$77.00
3/13/2017 Page 1 of 5 2:27PM

When Recorded, Return to:
SKAGIT LAND TRUST
1026 S. 3rd Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017944
MAR 13 2017

Amount Paid \$
Skagit Co. Treasurer

By *W.M. Deputy*

GUARDIAN NORTHWEST TITLE CO.
111504

STATUTORY WARRANTY DEED

Grantor:	THE NATURE CONSERVANCY, a District of Columbia nonprofit corporation
Grantee:	SKAGIT LAND TRUST, a Washington nonprofit corporation
Legal Description: (abbreviated)	Section 28, Township 35 North, Range 10 East, W.M. Portions of all 4 quarters
<input checked="" type="checkbox"/> Additional on:	EXHIBIT A
Assessor's Property Tax Parcel / Account No. P45607	

The Grantor, THE NATURE CONSERVANCY, a District of Columbia nonprofit corporation, as a gift and for and in no consideration, conveys and warrants to Grantee, SKAGIT LAND TRUST, a Washington nonprofit corporation, the following real estate situated in the County of Skagit, State of Washington legally described on attached Exhibit A, and

Excepting therefrom and reserving to Grantor a right of ingress and egress over and across the real estate described in Exhibit A for purposes of inspecting the property and monitoring compliance with the limitation preceding the possibility of reverter set forth below.

This conveyance is made to Grantee for so long as the conveyed property's natural, open space, ecological and aesthetic values are preserved, and no actions taken or permitted by the Grantee materially impair or interfere with those values; then to revert to Grantor. Activities conducted on the property for purposes of educating the public about the property's natural, open space, ecological, and aesthetic values are permissible under the limitation contained herein, provided such activities do not materially impair or interfere with those protected values.

SWD
GRANTOR: THE NATURE CONSERVANCY
GRANTEE: SKAGIT LAND TRUST

Exhibit A
Legal Description

All that certain real estate situated in Skagit County, Washington, more particularly described as follows:

Parcel 1:

Government Lot 3, the East half of the Northwest quarter, the Southwest quarter of the Northwest quarter, and the North half of the Southwest quarter, all in Section 28, Township 35 North, Range 10 East, W.M., Skagit County, Washington. Except that portion of the North half of the Southwest quarter lying South of the following described line:

Beginning at a point on the section line between Sections 28 and 29, 2,575 feet North of the section corner between sections 28, 29, 32 and 33, the said line runs due East 900.0 feet; thence South $61^{\circ}00'$ East 2,035.0 feet more or less to a point which is 1,530.0 feet North of the quarter corner between Sections 28 and 33, all in Township 35 North, Range 10 East, W.M.

Together with a non-exclusive easement for the use, maintenance, repair and reconstruction of a road upon, over and across the following described parcels (A), (B) and (C), as established by Easement recorded November 13, 1974 as Auditor File No. 810035 amended by document recorded October 21, 1975 as Auditor's File No. 825112 and as also amended by document recorded August 24, 1976 as Auditor File No. 841389;

Parcel (A):

The West 60 feet of the East half of the Southwest quarter Section 28, Township 35 North, Range 10 East., W.M., lying Southerly of the ownership boundary described in instrument from Fred J. and Elsie M. Martin to Douglas E. and Stella Martin filed in Volume 5, page 338 of Deeds of Skagit County, Washington, Auditor's File No. 703760.

Parcel (B):

A strip of land 60 feet in width lying 30 feet on either side of a centerline commencing at a point on the property line of a parcel conveyed to Fred J. and Elsie M. Martin by instrument recorded in Volume 268, page 6 of Deeds of Skagit County, Washington, Auditor's File No. 512129, said point being North $61^{\circ}00'$ West 570 feet from a point on the East boundary of the Southwest quarter of Section 28, Township 35 North, Range 10 East W.M., which is 1,530.0 feet North of the quarter corner common to Sections 28 and 33 and running thence South $36^{\circ}15'$ West, 82.0 feet; thence North $78^{\circ}00'$ West, 343.3 feet; thence South $80^{\circ}30'$ West, 343.9 feet; thence South $17^{\circ}30'$ West, 285.0 feet, more or less, to a point on the property boundary described in the instrument from Fred J. and Elsie M. Martin to Douglas E. and Stella Martin filed in Volume 5, page 338 of Deeds of Skagit County, Washington, Auditor's File No. 703760. Said point also being 30 feet East of the West boundary of the Northwest quarter of the Southwest quarter Section 28.

Parcel (C):

A strip of land 60 feet in width lying 30 feet on either side of a centerline commencing at a point on the West boundary of the said Lot 7, 1,915.0 feet North of the quarter corner between Sections 28 and 33 and running thence: North 34°30' East, 195.0 feet; thence North 2°30' West, 400.0 feet; thence North 0°15' West, 358.4 feet; thence North 3°00' East, 200.0 feet; thence North 2°00' East, 300.0 feet; thence in a Northwesterly direction 160 feet, more or less, to a point on the West boundary of Lot 4, 3,435 feet North of the quarter corner between Sections 28 and 33.

Parcel 2:

Government Lots 2 and 4, Section 28, Township 35 North, Range 10 East, W.M.

TOGETHER WITH a non-exclusive road easement established by Easement recorded October 21, 1975 as Auditor's File No. 825111.

Parcel 3:

Government Lots 1 and 5 in Section 28, Township 35 North, Range 10 East, W.M. lying Westerly of the following described line:

Beginning at the Southwest corner of Government Lot 6 of the aforementioned Section 28 run thence Northerly in a straight line to a point on the Northerly boundary of said Section 28 which lies midway between the Northeast section corner and the North one-quarter section corner thereof.

TOGETHER WITH a non-exclusive road easement established by Easement recorded October 21, 1975 as Auditor's File No. 825111.

Parcel 4:

Government Lot 7 in Section 28, Township 35 North, Range 10 East, W.M., EXCEPT the South 150 feet thereof.

TOGETHER WITH a non-exclusive road easement established by Easement recorded October 21, 1975 as Auditor's File No. 825111.

Subject to any and all covenants, restrictions and easements of record.



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.