

When Recorded, Return to:  
**SKAGIT LAND TRUST**  
1020 S. 3<sup>rd</sup> Street  
Mount Vernon, WA 98273



Skagit County Auditor **\$76.00**  
3/13/2017 Page 1 of 4 2:28PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017942  
MAR 13 2017

Amount Paid \$0  
Skagit Co. Treasurer

By *W. M.* Deputy

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

111506

<b>Grantor:</b>	THE NATURE CONSERVANCY, a District of Columbia nonprofit corporation
<b>Grantee:</b>	SKAGIT LAND TRUST, a Washington nonprofit corporation
<b>Legal Description:</b> (abbreviated)	Section 18, Township 35 North, Range 11 East, W.M., GL 12 and a portion of GL 4
<input checked="" type="checkbox"/> Additional on:	EXHIBIT A
Assessor's Property Tax Parcel / Account No. P46162, P46147	

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:

Parcels "A":

Government Lot 12 of Section 18, Township 35 North, Range 11 East, W.M..

Parcel "B":

That portion of Government Lot 4 of Section 18, Township 35 North, Range 11 East, W.M. lying Northwesterly of the main channel of the Skagit River and Southeasterly of the over-flow channel of the Skagit River and lying within the following described Tract "X", EXCEPT therefrom any portion thereof lying within the following described Tract "Y":

Tract "X": Begin at a point 1,963 feet East of the Northwest corner of Government Lot 5, Section 18, Township 35 North, Range 11 East, W.M.; thence South 20° East 400 feet; thence South 9° West 300 feet; thence South 16° West to the intersection of the 16th line between Government Lots 4 and 5 of said Section 18; thence South along said line to the South line of Government Lot 4; thence East along the South line of Government Lot 4 to the West bank of the Skagit River; thence North along the West bank of the Skagit River to its intersection with the North line of said Section 18; thence West along said Section line to the Point of Beginning.

Tract "Y": Begin at the Northwest corner of Section 18, Township 35 North, Range 11 East, W.M.; thence 1,940 feet East along the North line of said Section 18 to the True Point of Beginning; thence South 3-1/2 ° West 400 feet; thence South 26-1/2° West 225 feet; thence East to the West bank of the Skagit River; thence Northerly along the West bank of the Skagit River to the North line of said Section 18; thence West along said North line to the True Point of Beginning.

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.