

When Recorded, Return to:
SKAGIT LAND TRUST
1020 S. 3rd 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
2017944
MAR 13 2017

Amount Paid \$ 8
Skagit Co. Treasurer
By mm Deputy

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

111507

Grantor:	THE NATURE CONSERVANCY, a District of Columbia nonprofit corporation
Grantee:	SKAGIT LAND TRUST, a Washington nonprofit corporation
Legal Description: (abbreviated)	Section 16, Township 35 North, Range 11 East, W.M., Ptns. of Govt. Lots 6 & 7 and the West ½
<input checked="" type="checkbox"/> Additional on:	<u>EXHIBIT A</u>
Assessor's Property Tax Parcel / Account No. P125882	

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

DATED: MARCH 7, 2017

THE NATURE CONSERVANCY,
a District of Columbia nonprofit corporation

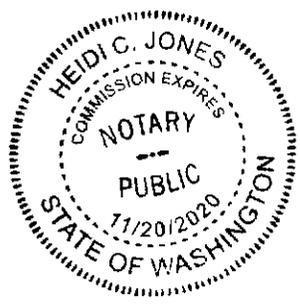
By: Michael Stevens
Name: Michael S. Stevens
Title: Washington State Director

STATE OF WASHINGTON)
) ss.
COUNTY OF KING

I certify that I know or have satisfactory evidence that Michael S. Stevens is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Washington State Director of THE NATURE CONSERVANCY, a District of Columbia nonprofit corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 7, 2017

Heidi C. Jones
Print Name: Heidi C. Jones
Notary Public
My appointment expires: 11/20/2020



SWD
GRANTOR: THE NATURE CONSERVANCY
GRANTEE: SKAGIT LAND TRUST

UNRECORDED INSTRUMENT

Exhibit A
Legal Description

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

Government Lot 6 and Government Lot 7 and that portion of the South half of the Northwest Quarter and North half of the Southwest Quarter of Section 16, Township 35 North, Range 11 East, W.M. lying Northerly of the centerline of that certain 60 foot right of way described in Auditor's File No. 661218, said centerline is described as:

Commencing at the Northwest corner of the Southwest Quarter of said Section 16; thence North $1^{\circ}17'55''$ East along the West line of said Section, a distance of 954.00 feet to the initial point of this centerline description; thence South $50^{\circ}14'42''$ East, a distance of 168.22 feet to the point of curvature of a curve to the right having a radius of 1,432.40 feet; thence Southeasterly along said curve through a central angle of $11^{\circ}00'00''$, and an arc distance of 275.00 feet; thence South $39^{\circ}14'42''$ East, a distance of 100.00 feet to the point of curvature of a curve to the left having a radius of 954.93 feet; thence Southeasterly along said curve through a central angle of $25^{\circ}00'00''$, and an arc distance of 416.67 feet; thence South $64^{\circ}14'42''$ East, a distance of 412.00 feet to the point of curvature of a curve to the left having a radius of 1,432.40 feet; thence Easterly along said curve through a central angle of $16^{\circ}00'00''$, and an arc distance of 400 feet; thence South $80^{\circ}14'42''$ East, a distance of 1,070.00; feet; thence South $75^{\circ}13'56''$ East, a distance of 48.64 feet to the terminal point of this centerline description, at a point which is on the East line of the Southwest Quarter of said Section 16 and is 70.14 feet from the Northeast corner thereof.

TOGETHER WITH a permanent, non-exclusive easement for pedestrian and vehicular access over and across a 30-foot-wide strip of land adjacent to and Southerly of the entire length of the above described centerline.

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. ...As 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.