



201703270108

Skagit County Auditor  
3/27/2017 Page

1 of

\$75.00  
3 10:24AM

When recorded return to:  
Mark A. Sniffen and Dolores D. Sniffen  
4288 State Route 9  
Sedro-woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113564

**Statutory Warranty Deed**

113564  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** Timothy A. Gurno and Cynthia J. Gurno, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Mark A. Sniffen and Dolores D. Sniffen, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 25, Township 36 North, Range 4 East, NE NE

Tax Parcel Number(s): **P49915, 360425-1-002-0001**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 4 East, W.M., lying within the following described boundaries:  
Beginning at the intersection of the South line of said Northeast 1/4 of the Northeast 1/4 with the West line of the Sedro-Woolley-Wickersham Highway;  
Thence North along said West line 169.2 feet;  
Thence West to East line of the Northern Pacific Railway right way;  
Thence South along right of way to the South line of said Northeast 1/4 of the Northeast 1/4;  
Thence East along said South line to the point of beginning.

Situate in the County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 3/24/2017

Timothy A. Gurno

Cynthia J. Gurno

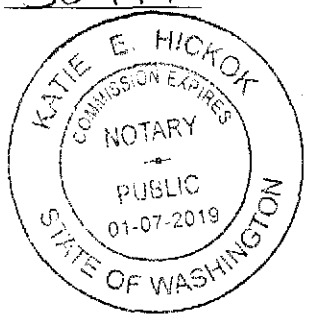
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20171181  
MAR 27 2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 1,607.00  
By NAME Skagit Co. Treasurer  
Deputy

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

Date: 3-24-17



Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2019

Exhibit A

**EXCEPTIONS:**

A. RESERVATION CONTAINED IN DEED:

Executed by: Bradberry Logging Co.  
Recorded: December 16, 1942  
Auditor's No.: 358427

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Timothy A. Gurno and Cynthia J. Gurno, husband and wife  
And: Clement W. Gurno  
Dated: December 31, 2014  
Recorded: January 2, 2015  
Auditor's No.: 201501020074  
Regarding: Shared well and water system agreement



## 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.