

UNRECORDED DOCUMENT



When recorded return to:

✓ Candie Elaine Walbert  
760 Park Street  
La Conner, WA 98257

Land Title and Escrow  
161093-0

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) Robert A. Mackay, a single man**

for and in consideration of \$10.00 and good and other valuable considerations  
in hand paid, conveys, and warrants to Candie Elaine Walbert, ; **A Single Individual**  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 9, Block 7 "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as  
per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington,

Situate in the Town of LaConner, County of Skagit, State of Washington

Abbreviated Legal:

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

Tax Parcel Number(s): P74289 4128-007-009-0039

Dated: May 24, 2017

Robert A. Mackay  
Robert A. Mackay

2017 2377  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 31 2017

Amount Paid \$ 56.75  
Skagit Co. Treasurer  
By AF Deputy

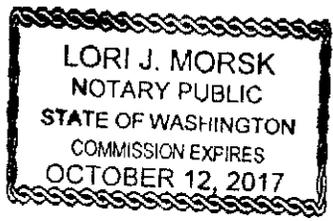
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Robert A MacKay (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: 5/29/17

  
Notary Public in and for the State of Washington

My appointment expires: 10/12/17



UNOFFICIAL DOCUMENT

## EXHIBIT "A"

### EXCEPTIONS:

#### A. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: May 27, 2010  
Auditor's No.: 201005270158  
As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

#### B. DECLARATION REGARDING ACCESSORY DWELLING UNIT, AND THE TERMS & CONDITIONS THEREOF:

Executed By: Robert and Stephanie Benoist  
Recorded: April 24, 2014  
Auditor's No.: 201404240068  
As follows:

I am making application to create an accessory dwelling unit that will be in compliance with Skagit County Code provisions requiring that the property owner(s) or an immediate family member of the property owner resides in the principal dwelling unit or the accessory dwelling unit.

As property owner(s), I declare that I will notify any prospective purchasers of the occupancy limitations of the accessory dwelling unit as regulated in Skagit County Code 14.16.710. Furthermore, if any of the provisions of SCC 14.16.710 are violated, it is acknowledged that this is cause for removal of the accessory dwelling unit. I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct and will be addressed should a transfer of property ownership occur.



## 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.