



201802280178

Skagit County Auditor \$77.00  
2/28/2018 Page 1 of 4 4:16PM

When recorded return to:

Albert Jon Zartman and Melisha Marae Zartman  
8472 Pinell Road  
Sedro Woolley, WA 98284

Land Title and Escrow

01-165469-0

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) Elsie M. Metcalf, an unmarried woman**

for and in consideration of \$10.00 and good and other valuable consideration  
in hand paid, conveys, and warrants to Albert Jon Zartman and Melisha Marae Zartman, A Married  
Couple

the following described real estate, situated in the County of Skagit, State of Washington:

Tract 4 of that certain Short Plat No. 31-79, approved April 30, 1979 and filed May 1, 1979, under  
Auditor's File No. 7905010038 in Volume 3 of Short Plats, page 105; being a portion of the Southeast 1/4  
of the Northwest 1/4 of Section 17, Township 35 North, Range 7 East, W.M.,

EXCEPT that portion thereof lying South of a line 1,320 feet South of and parallel to the North line of the  
said Southeast 1/4 of the Northwest 1/4.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal:

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

Tax Parcel Number(s): P42930/350717-2-007-0408

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018005

FEB 28 2018

Amount Paid \$ 3921.00  
Skagit Co. Treasurer

By BI Deputy

LPB 10-05

Dated: February 6, 2018

*Elsie M. Metcalf*

*George Guimont POA*

Elsie M. Metcalf by George Guimont

Attorney in fact

State of Washington  
County of Snohomish

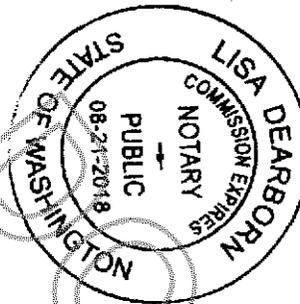
I certify that I know or have satisfactory evidence that George Guimont (is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument, on oath state that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the Power of Attorney of Elsie Metcalf to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-8-18

*[Signature]*

Notary Public in and for the State of Washington

My appointment expires: 8-21-18



## EXHIBIT "A"

### EXCEPTIONS:

A. The face of the Short Plat No. 31-79 sets forth the following:

- 1.) Zoning – Residential;
- 2.) Water – Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat. The buyer should inquire and investigate as to availability of said water.
- 3.) Sewer – Individual septic tanks.

B. Restrictions imposed by instrument recorded on September 10, 1997, under Auditor's File No. 9709100007, as follows:

"Grantees herein agree that only a new double wide mobile home or modular home, if any, shall be placed on the property. This covenant shall run with the land."



## 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.