



201905030083

05/03/2019 03:38 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Jonathan Hammond
1024 Cook Road
Sedro Woolley, WA 98284

Land Title and Escrow

01-171400-
0

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shelley L. Camacho, a single woman and Allen Alexander, a single man

for and in consideration of \$10.00 and good and other valuable consideration
in hand paid, conveys, and warrants to Jonathan Hammond, an unmarried man
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, SEDRO-WOOLLEY SHORT PLAT No. SP-2018-201, approved December 17, 2018, recorded
December 24, 2018 under Auditor's File No. 201812240090, records of Skagit County, Washington, being
a portion of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East,
W.M.;
Situate within the County of Skagit, State of Washington.

Subject to: Special Exceptions:

See Exhibit "A" attached hereto and made a part hereof.

Abbreviated Legal: Ptn SW / NE; 23-35-4 (Aka Lot 1, SP #SW-SP-2018-201)

Tax Parcel Number(s): P37207 350423-0-054-0003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019/669
MAY 03 2019

Amount Paid \$4,633.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

Dated: April 30, 2019

Shelley L. Camacho
Shelley L. Camacho

Allen Alexander
Allen Alexander

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Shelley L. Camacho and Allen Alexander (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: May 1st 2019

Cindy Perry
Notary Public in and for the State of Washington

My appointment expires: July 5, 2021

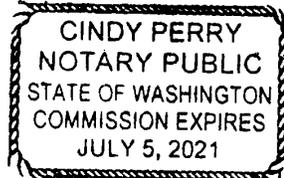


EXHIBIT "A"

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a
Washington Corporation
Purpose: The right to construct, operate, maintain, repair,
replace, and enlarge one or more electric
transmission and/or distribution lines
Area Affected: The South 30 feet
Dated: September 26, 1987
Recorded: November 25, 1987
Auditor's No.: 8711250057

B. SKAGIT COUNTY RIGHT TO FARM DISCLOSURE AND THE TERMS AND
CONDITIONS THEREOF:

Grantor: Tim Daniels
Grantee: Shelley L. Camacho and Allen Alexander
Recorded: September 29, 2017
Auditor's File No.: 201709290101
As Follows:

Buyer is aware that the property may be subject to the Skagit County right to Farm
Ordinance, Skagit County Code section 14.48, which states:

"If your real property is adjacent to property used for agricultural operations or included
within an area zoned for agricultural purposes, you may be subject to inconveniences or
discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE,
ODORS, FLIES, FUMES, DUST SMOKE THE OPERATION OF MACHINERY OF ANY
KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE
AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR
OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND
PESTICIDES. Skagit County has determined that the use of real property for agricultural
operations is a high priority and favored use to the county and will not consider to be a
nuisance those inconveniences or discomforts arising from agricultural operations, if such
operations are consistent with commonly accepted good management practices and comply
with local, state, and federal laws.

C. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON
THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Short Plat No. SW SP-2018-201
Recorded: December 24, 2018
Auditor's No.: 201812240090

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Shelley L. Camacho, as her separate estate, and
Allen Alexander, as his separate estate
Purpose: Ingress, egress, utilities and road maintenance
Area Affected: See instrument for full particulars
Dated: December 11, 2018
Recorded: December 24, 2018
Auditor's No.: 201812240091



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.