



**201912170119**

12/17/2019 03:51 PM Pages: 1 of 10 Fees: \$112.50  
Skagit County Auditor

**WHEN RECORDED RETURN TO:**

Laura Minton Breckenridge  
Skagit Law Group  
P.O. Box 336  
Mount Vernon, WA 98273

**Land Title and Escrow**

01-161138-0E

**DOCUMENT TITLE(S):**  
Statutory Warranty Deed

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR:**  
SHIRLANN, LLC, a Washington limited liability company

**GRANTEE:**  
SKAGIT AGGREGATES, LLC

**ABBREVIATED LEGAL DESCRIPTION:**

Lots 1, 2 & 3, SP 9-039, AF #9110010015 & Ptn NE SW, 10-35-7 E W.M.

**TAX PARCEL NUMBER(S):**  
350710-3-005-0207, P102187, 350710-3-001-0400, P106595, 350710-3-001-0003, P42379, 350710-3-005-0017, P42388, 350710-3-005-0108, P102186

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Laura Minton Breckenridge  
Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

**Document Title:** STATUTORY WARRANTY DEED  
**Grantor:** SHIRLANN, LLC, a Washington limited liability company  
**Grantee:** SKAGIT AGGREGATES, LLC, a Washington limited liability company  
**Abbreviated Legal:** Lots 1, 2 & 3, SP 9-039, AF #9110010015 & Ptn NE SW, 10-35-7 E W.M.  
**Parcel Numbers:** 350710-3-005-0207/P102187, 350710-3-001-0400/P106595, 350710-3-001-0003/P42379, 350710-3-005-0017/P42388, and 350710-3-005-0108/P102186  
**Reference Number(s) of Documents Affected:** N/A  
**Full Legal Description set forth in Exhibit A of Document.** located on page 3.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SHIRLANN LLC, a Washington limited liability company, hereby conveys and warrants to SKAGIT AGGREGATES, LLC, a Washington limited liability company, the real property located in the County of Skagit, State of Washington, more particularly described in **Exhibit A**, attached hereto.

SUBJECT TO: Only the permitted exceptions set forth in **Exhibit B** attached hereto.

Attached as **Exhibit C**, which by this reference is incorporated herein, is the disclosure required by Skagit County Code Section 14.38.030 regarding Natural Resource Lands.

DATED: December 17, 2019

**GRANTOR:**

SHIRLANN, LLC, a Washington  
limited liability company

By: Ronald Fridlund  
Ronald Fridlund, its Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

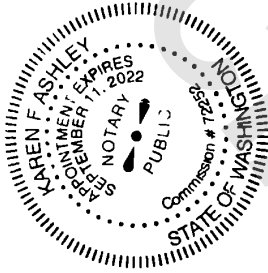
2019-12-17  
DEC 17 2019

Amount Paid \$ 10,263.00  
Skagit Co. Treasurer  
By: MB Deputy

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF Skagit )

On this 16th day of December, 2019, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Ronald Fridlund, Manager of Shirlann, LLC., a Washington limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



Karen Ashley  
 Printed Name: Karen Ashley  
 Notary Public in and for the State of Washington  
 Notary Public residing at Sedro-Woolley  
 My Commission Expires: 9-11-2022

**EXHIBIT A**  
**to Statutory Warranty Deed**  
**Legal Description**

PARCEL "A":

Lot 1, Short Plat No. 91-039, approved September 12, 1991, recorded October 1, 1991, in Book 10 of Short Plats, page 10, under Auditor's File No. 9110010015, and being a portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 10, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 2, Short Plat No. 91-039, approved September 12, 1991, recorded October 1, 1991, in Book 10 of Short Plats, page 10, under Auditor's File No. 9110010015, and being a portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 10, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Lot 3, Short Plat No. 91-039, approved September 12, 1991, recorded October 1, 1991, in Book 10 of Short Plats, page 10, under Auditor's File No. 9110010015, and being a portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 10, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 10, Township 35 North, Range 7 East, W.M., EXCEPT the following described tract:

Beginning at the Southeast corner of said subdivision;

thence North  $0^{\circ}49'16''$  East along the East line thereof for a distance of 638.94 feet to a point which lies 10 feet Northwesterly of the top of a steep slope;

thence Southwesterly along a line 10 feet Northwesterly of the top of said slope, to the intersection of said line with the South line of said subdivision;

thence South  $87^{\circ}58'32''$  East along said South line for a distance of 695.34 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

The right of ingress and egress for all types of vehicular traffic over and across the existing road presently used by the State Division of Forestry through that Portion of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 10, Township 35 North, Range 7 East, lying Westerly of Baker Lake Road and Northerly of the Great Northern Railroad right-of-way, all as more specifically described in deed recorded February 16, 1973, under Auditor's File No. 780784.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**  
**Permitted Exceptions**

UNOFFICIAL DOCUMENT

### ALTA COMMITMENT SCHEDULE B-1

Title Order No.: **01-161138-OE**

**A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:**

For:	Construct, maintain and operate logging or other roads
Recorded:	August 23, 1918
Auditor's Nos.:	127185 and 127187
(Affects Parcel "D")	

**B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee:	Puget Sound Power & Light company, a corporation
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected:	Not disclosed
Recorded:	September 2, 1925
Auditor's No.:	187035
(Affects Parcel "D")	

**C. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:**

For:	Road for forest protection purposes
Recorded:	March 30, 1937
Auditor's No.:	288260
(Affects Parcel "D")	

**D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee:	State Division of Forestry
Purpose:	To construct and maintain a fire protection road
Area Affected:	The exact location is not disclosed on the record
Dated:	March 15, 1934
Recorded:	March 20, 1937
Auditor's No.:	288257
(Affects Parcel B)	

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.*

## Schedule "B-1"

01-161138-OE

## EXCEPTIONS CONTINUED:

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

Plat/Short Plat: 91-039  
Recorded: October 1, 1991  
Auditor's No.: 9110010015

- F. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Dated: March 15, 1993  
Recorded: September 1, 1993  
Auditor's No.: 9309010117

(Affects Parcels "A" through "C")

- G. WAIVER AND COVENANT NOT TO SUE:

Recorded: August 29, 1994  
Auditor's No.: 9408290004

(Affects Parcels "A" through "C")

- H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Shamrock Lands, Inc. f/k/a Conifer Timber, Inc.  
Purpose: For ingress, egress and utilities  
Area Affected: An easement for ingress, egress and utilities over that portion of Lot 2 of Short Plat 91-039 as shown on the face of said Short Plat, including the Southerly 15 feet of the Easterly 299.57 feet of said Lot 2, Situate in the County of Skagit, State of Washington

Dated: November 15, 1994  
Recorded: November 22, 1994  
Auditor's No.: 9411220002

(Affects Parcels "A" through "C")

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## Schedule "B-1"

01-161138-OE

## EXCEPTIONS CONTINUED:

## I. TERMS AND CONDITIONS OF LOW FLOW MITIGATION SUMMARY:

Recorded: January 15, 1999

Auditor's No.: 9901150101

(Affects Parcels "A" through "C")

## J. CONDITIONS CONTAINED IN INSTRUMENT:

Recorded: January 15, 1999

Auditor's No.: 9901150102

As Follows:

This parcel lies in or within 300 feet of land designated as resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands. Residents of such property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state, and federal law. Resource lands include Rural Resource-NRL, Agriculture-NRL, Industrial Forest-NRL and Secondary Forest-NRL and Mineral Resource Overlay.

(Affects Parcel B)

## K. RESERVATIONS CONTAINED IN DEED:

Executed By: James Cook, Jr. and Terri Cook

Recorded: September 1, 1993

Auditor's No.: 9309010116

As Follows: Purchasers herein agree that no mobiles older than 5 years at time of installation

(Affects Parcel "A")

## L. LOW FLOW MITIGATION SUMMARY AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County

And: Shane &amp; Kristen Whitener

Recorded: April 22, 1999

Auditor's File No.: 9904220101

As Follows:

This parcel lies in or within 300 feet of land designated as agriculture by Skagit County. A variety of commercial agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established agriculture as a priority use on designated agricultural lands and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations when performed in compliance with best management practices and local, state, and federal law.

(Affects Parcel "A")

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## Schedule "B-1"

01-161138-OE

## EXCEPTIONS CONTINUED:

## M. SPECIAL USE PERMIT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: June 3, 2002  
Auditor's File No.: 200206030154  
Special Use Permit No.: SL 01 0560  
Regarding: Reference is made to the record for full particulars

## N. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: April 20, 1994  
Auditor's File No.: 9404200104

## O. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 30, 2019  
Auditor's File No.: 201908300212  
(Affects Lot 1 SP #91-039)

## P. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 30, 2019  
Auditor's File No.: 201908300213  
(Affects Lot 2 SP #91-039)

## Q. Matters disclosed by an unrecorded ALTA Survey dated March 30, 2018, prepared by Skagit Surveyors &amp; Engineers, as Job No. 2017016A, submitted to Land Title.

END OF SCHEDULE B-1

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**EXHIBIT C**  
**Right to Manage Natural Resource Lands Disclosure**



**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.