

After recording return to:

Lane Powell PC
Attn: Heidi L. G. Orr
1420 Fifth Avenue, Suite 4200
PO Box 91302
Seattle, WA 98111-9402

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-4868
Date 11/16/2020

Washington State Recorder's Cover Sheet (RCW 65.01)

Document Title(s): Special Warranty Deed
Reference Number(s) of Related Documents:
Grantor(s): 1. Drackett, Charles M. Jr., Trustee of the Charles M. Drackett Trust, dated February 28, 1985, as amended
Grantee(s): 1. Salishan Farms LLC, a Washington limited liability company
Abbreviated Legal Description(s): Ptn S 1/2 SW 1/4 32-35-3 aka Lot 3 S/P #90-40, AFN #9008230031 Additional legal description on page 1 of document
Assessor's Property Tax Parcel/Account Number(s): P90453 / 350332-0-028-0204

SPECIAL WARRANTY DEED

The Grantor, Charles M. Drackett, Jr., Trustee of the Charles M. Drackett Trust, dated February 28, 1985, as amended, for and in consideration of a mere change in form or identity with no change in beneficial ownership, bargains, sells and conveys to Salishan Farms LLC, a Washington limited liability company, the following-described real estate, situated in the County of Skagit, State of Washington:

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 90-40, as approved August 20, 1990, and recorded August 23, 1990, in Volume 9 of Short Plats 258, under Auditor's File No. 9008230031 and amended by Auditor's File no. 9312100123, records of Skagit County, Washington, being a portion of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

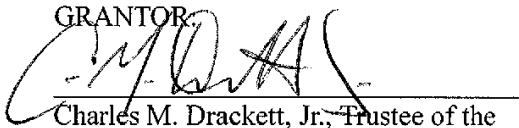
Situated in Skagit County, Washington.

Subject to: covenants, conditions, restrictions, easements, liens and encumbrances affecting title, if any, which may appear in the public record, including those shown on any recorded plat or survey, and the rights of tenants in possession as tenants only under unrecorded leases, and property taxes which are a lien not yet due and payable, including any assessment collected with the taxes to be levied, and the disclosure reflected on Exhibit A attached hereto and incorporated herein by this reference.

The Grantor, for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the said described real estate.

DATED: 11-5, 2020.

GRANTOR



Charles M. Drackett, Jr., Trustee of the
Charles M. Drackett Trust, dated February 25, 1985,
as amended

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that Charles M. Drackett, Jr., the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Trustee under that certain Charles M. Drackett Trust, dated February 25, 1985, as amended, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 5 NOV. 2020



Print Name: Heidi L.G. Orr

NOTARY PUBLIC for the State of Washington,

Residing at Seattle, WA

My appointment expires: 3.19.21

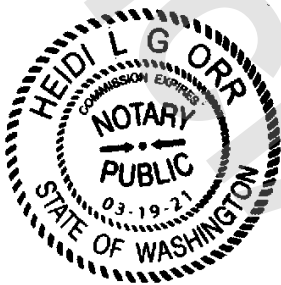


EXHIBIT A

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 one (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.