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03/02/2022 11:06 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022 .801
MAR 02 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

Document Title:

Warranty Deed

Reference Number :

Grantor(s):

additional grantor names on page ____.

1. First Free Methodist Church of Mount Vernon
- 2.

Grantee(s):

additional grantee names on page ____.

1. First Free Methodist Church of Sedro Woolley
- 2.

Abbreviated legal description:

full legal on page(s) 2__.

(P28620)

(0.6100 ac) S 200FT OF N 900FT OF E 213FT OF SE1/4 NW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LESS N 60FT LESS TAX 190

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____.

P53241, P28511, P28620, P28617, P53242

FILED FOR RECORD AT REQUEST OF,
AFTER RECORDING MAIL TO:

Per E. Oscarsson
Beresford Booth PLLC
145 3rd Avenue South, Suite 200
Edmonds, WA 98020

WARRANTY DEED

GRANTOR, FIRST FREE METHODIST CHURCH OF MOUNT VERNON, a Washington non-profit corporation, holder in trust for the Free Methodist Church of North America, a California corporation, for the purpose of changing the holder in trust and without any change in the beneficial ownership, conveys and warrants to GRANTEE, FIRST FREE METHODIST CHURCH OF SEDRO WOOLLEY, a Washington non-profit corporation, in trust for the use and benefit of the membership of the Free Methodist Church of North America, incorporated under the name of "The Free Methodist Church of North America," subject to the *Book of Discipline*, usages, and ministerial appointment of said church as from time to time authorized and declared; and, if sold, the proceeds shall be disposed of and used in accordance with the provisions of said *Book of Discipline*, and of the civil law; and in further trust and confidence that in the houses of worship now erected or that may hereafter be erected on said premises hereby conveyed, the seats shall be forever free; and in further trust and confidence that the said trustees and their successors in office shall permit at all times the ministers who may be duly authorized according to the *Book of Discipline* of the said Free Methodist Church, to hold religious services in said houses of worship according to said *Book*

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

Tract "C", "HILLCREST PARK ADDITION TO MOUNT VERNON", as per plat recorded in Volume 6 of Plats, page 8, records of Skagit County, Washington.

ALSO, that portion of the Southeast 1/4 of the Northwest 1/4 in Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of Tract "C" of said "HILLCREST PARK ADDITION TO MOUNT VERNON";
thence North along said West line of said Tract "C", 60 feet to the South line of Lot 2, Block 6, of said "HILLCREST PARK ADDITION TO MOUNT VERNON";
thence West along South line of said Lot 2, Block 6 to the Southwest corner thereof;
thence South parallel to the West line of Tract "C", 60 feet to a point that is North 89°49'30" West of the point of beginning;
thence South 89°49'30" East to the point of beginning.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the following described tract:

Beginning at the Northwest corner of the hereinabove described main tract;
thence West along the Southerly line of Block 6 of said "HILLCREST PARK ADDITION TO MOUNT VERNON", a distance of 20 feet;
thence South parallel to the West line of the hereinabove described main tract, a distance of 25 feet;
thence East parallel to the South line of said Block 6, a distance of 20 feet to the West line of the hereinabove described main tract;
thence North along the West line of the hereinabove described main tract, a distance of 25 feet to the point of beginning.

The South 240 feet of the North 1000 feet of the East 213 feet of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., EXCEPT any portion thereof lying within the boundaries of existing streets or roads and except that portion thereof described as follows:

Beginning at the Southwest corner of Tract "C", HILLCREST PARK ADDITION TO MOUNT VERNON, according to the plat recorded in Volume 6 of Plats, page 8, records of Skagit County, Washington; thence North along the West line of said Tract "C", 60 feet to the South line of Lot 2, Block 6 of the HILLCREST PARK ADDITION; then West along the South line of said Lot 2, Block 6, to the Southwest corner thereof; thence South parallel to the West line of said Tract "C", 60 feet to the point that is North 89°49'30" West of the point of beginning; thence South 89°49'30" East to the point of beginning.



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.