

When recorded return to:

Paul W. Zawila and Helene A. Zawila
15159 Rosario Road
Anacortes, WA 98221

Land Title and Escrow
204982-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Diane Elizabeth Davey, Trustee of 1992 Davey Family Trust dated December 17, 1992** for and in consideration of ONE MILLION ONE HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$1,150,000.00) in hand paid, conveys, and warrants to **Paul W. Zawila and Helene A. Zawila, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

Abbreviated Legal:

ptn SE SE, 15-34-1 & SE NE, 22-34-1 E W.M.

Tax Parcel Number(s): 340122-0-050-0010/P19580 & 340122-0-031-0048/P19557 & 340115-0-021-0049/P19474 & 340122-0-044-0043/P19574 & 340122-0-042-0045/P19571 & 340122-0-005-0040/P19530

For Full Legal See Attached "Exhibit A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated: March 22, 2022

1992 Davey Family Trust dated December 17, 1992

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221204

Mar 28 2022

Amount Paid \$19575.00

Skagit County Treasurer

By Lena Thompson Deputy

By: 
Diane Elizabeth Davey, Trustee

(attached to Statutory Warranty Deed)

STATE OF California
COUNTY OF Orange

This record was acknowledged before me on 23 day of march, 2022 by Diane Elizabeth Davey, Trustee of 1992 Davey Family Trust dated December 17, 1992.

Brianna Maes-Canas
Signature

Notary Public
Title



My appointment expires: 09-08-2025

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel Number: 340122-0-050-0010/P19580 & 340122-0-031-0048/P19557 & 340115-0-021-0049/P19474 & 340122-0-044-0043/P19574 & 340122-0-042-0045/P19571 & 340122-0-005-0040/P19530

PARCEL "A":

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 34 North, Range 1 East, W.M., and of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 34 North, Range 1 East, W.M., lying Southerly, Southeasterly and Easterly of a line described as follows:

Beginning on the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, where the same intersects the Northeasterly line of Rosario Road, as said road is shown on Survey, recorded in Volume 6 of Surveys, page 264, under Auditor's File No. 8609050023, records of Skagit County, Washington;
thence North 64°02'20" West along the Northerly line of said road, a distance of 70.36 feet to the point of beginning of said line;
thence North 00°19'34" West, a distance of 456.84 feet;
thence North 89°40'26" East, a distance of 100 feet;
thence North 00°19'34" West, a distance of 40 feet;
thence North 89°40'26" East, a distance of 245.36 feet;
thence North 29°31'29" East, a distance of 19.64 feet;
thence North 26°00'05" East, a distance of 35.25 feet;
thence North 28°13'04" East, a distance of 196.58 feet;
thence North 32°52'56" East, a distance of 34.78 feet;
thence North 36°31'36" East, a distance of 50.73 feet;
thence North 38°55'25" East, a distance of 52.43 feet;
thence North 38°42'05" East, a distance of 70.12 feet;
thence North 38°59'47" East, a distance of 41.22 feet;
thence North 38°37'56" East, a distance of 60.59 feet;
thence North 39°51'08" East, a distance of 73.79 feet;
thence North 39°29'27" East, a distance of 67.56 feet;
thence North 39°29'13" East, a distance of 79.47 feet;
thence North 44°29'18" East, a distance of 16.13 feet;
thence North 42°21'17" East, a distance of 64.57 feet;
thence North 42°16'56" East, a distance of 68.12 feet;
thence North 42°55'09" East, a distance of 79.24 feet;
thence North 43°04'56" East, a distance of 32.97 feet, to the North line of Section 22,
thence North 43°04'55" East, a distance of 86.05 feet;
thence North 89°29'25" East, a distance of 235.09 feet, to the East line of Section 15, and the termination point of said line,

EXCEPT the following described tract:

Beginning 198 feet North of the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section;
thence North 165 feet;
thence West 264 feet;
thence South 165 feet;
thence East 264 feet to the point of beginning,

ALSO EXCEPT the South 40 feet of the East 300 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section,

AND ALSO EXCEPT that portion lying Southerly of the Northerly line of Rosario Road.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North 40 feet of the East 300 feet of the West 680 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's 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.