

When recorded return to:

Quinn Hagg and Jessica DuBois
2101 E Avenue
Anacortes, WA 98221

204797-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Alpha Real Estate Investments LLC, a Washington Limited Liability Company**

for and in consideration of SEVEN HUNDRED THOUSAND AND 00/100 Dollars (\$700,000.00)

in hand paid, conveys, and warrants to **Quinn Hagg and Jessica DuBois, a married couple**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 5,6,7 & Ptn 8, Blk 3, Seattle Syndicate's First Add.

Tax Parcel Number(s): 3813-003-007-0040/P58786

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 204797-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221322

Apr 01 2022

Amount Paid \$11565.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: March 25, 2022

Alpha Real Estate Investments LLC, a Washington Limited Liability Company

By: 

Curtis Mitchell, Member

Pose
STATE OF British Columbia
COUNTY OF Yale

This record was acknowledged before me on 28th day of March, 2022 by Curtis Mitchell as Member of Alpha Real Estate Investments LLC.


Signature **ROGER M. MACE**

Barrister & Solicitor

304 - 3390 RICHTER STREET

Title KELOWNA, B.C. V1W 4V6

My appointment expires: N/A

Exhibit A

Lots 5, 6, 7 and 8, EXCEPT the South 15 feet of Lot 8, Block 3, "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 1 of Plats, page 25, records of Skagit County, Washington.

Situate in the City of Anacortes, 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.