

When recorded return to:

Michael Spencer and Michelle Spencer
26714 Helmick Road
Sedro-Woolley, WA 98284

205169-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Stephens, an unmarried person as his separate property

for and in consideration of **THREE HUNDRED SEVENTY FIVE THOUSAND SIX HUNDRED FIFTY AND 00/100 Dollars (\$375,650.00)**

in hand paid, conveys, and warrants to **Michael Spencer and Michelle Spencer, a married couple**

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

Lots 57 and 58, "SKAGIT RIVER COLONY," as per plat recorded in Volume 8 of Plats, pages 65 and 66, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 4011-000-057-0001/P69509 & 4011-000-058-0000/P69510

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. 205169-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221354


Apr 01 2022

Amount Paid \$6015.40

Skagit County Treasurer
By Lena Thompson Deputy

(Attached to Statutory Warranty Deed)

Dated: **April 01, 2022**

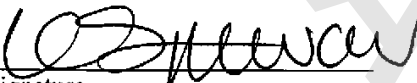


Jeffrey Stephens by Brian Stephens, Attorney-In-Fact

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this **1st day of April, 2022** before me personally appeared **Brian Stephens**, to me known to be the individual described in and who executed the foregoing instrument as **Attorney in Fact** for **Jeffrey Stephens** and acknowledged that **he** signed and sealed the same as **his** free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

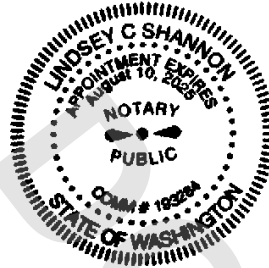
Given under my hand and official seal the day and year last above written.



Signature

Notary Public
Title

My appointment expires: August 10, 2025



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.