



202204010139

04/01/2022 03:24 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022-1355
APR 01 2022

Amount Paid \$ 1445.00
Skagit Co. Treasurer
By *JLB* Deputy

Document Title:

Quit Claim Deed Bogni to Hoyt

Reference Number :

Grantor(s):

1. Bogni, Steven M.

2. Bogni, Barbara A.

☐ additional grantor names on page ____.

Grantee(s):

1. Hoyt, Bryan R.

2. Hoyt, Jennifer L.

☐ additional grantee names on page ____.

Abbreviated legal description:

☒ full legal on page(s) 2.

JED LAND CO TRS LOT 5 + (0.1700 ac) TH PTN NW1/4 SE1/4, SECTION 23, TOWNSHIP 35
NORTH, RANGE 10 EAST, W.M., DAF BAT MOST ELY COR LT 5 PLAT OF JED LAND
COMPANY TRACTS TH S 89-54-10 W ALG N LI OF SD LT 5 133FT TO TPOB TH N 64-00-00
W TO THE BANK OF SKAGIT RIVER TH SWLY ALG THE BANK OF SKAGIT RIVER TAP TH IS
S 89-54-40 W OF TPOB TH N 89-54-40 E TO TPOB

Assessor Parcel / Tax ID Number:

P107554 and P66201

☐ additional tax parcel number(s) on page ____.

When recorded return to:

BRYAN and JENNIFER HOYT
2206 E. MT. DANIELS DR.
ELLENSBURG, WA 98926

QUIT CLAIM DEED

THE GRANTOR(S)

STEVEN M. BOGNI and BARBARA A. BOGNI,
A MARRIED COUPLE

for and in consideration of

NINETY THOUSAND and NO/100 DOLLARS (90,000.00)
in hand paid, conveys and quit claims to

BRYAN R. HOYT and JENNIFER L. HOYT,
A MARRIED COUPLE

the following described real estate, situated in the County of SKAGIT, State of Washington
together with all after acquired title of the grantor(s) herein:

LEGAL DESCRIPTIONS FOR PARCELS A - 66201
and B - 107554 AS SET FORTH IN EXHIBIT "A",
SCHEDULE "C", ATTACHED AND MADE PART HEREOF.

Dated: 3.31.2022

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

Tax Parcel Number(s):

66201

107554

Dated:

Steven M. Bogni
STEVEN M. BOGNI

Barbara A. Bogni
BARBARA A. BOGNI

State of Washington
County of King

This record was acknowledged before me on (date) by (name(s) of individuals). Steven M. Bogni & Barbara A. Bogni

(Stamp)

(Signature of notary public)

(Title of office) Notary

My commission expires:

(date)

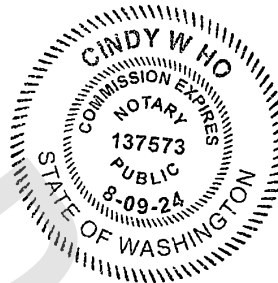

08/09/2024

Exhibit "A"
Bogni to Hoyt
Parcels 66201 & 107554



03/31/22

 First American Title™	Subdivision Guarantee
	ISSUED BY First American Title Insurance Company
	GUARANTEE NUMBER 5003353-0003307e

Schedule C

File No.: 205122-LT

The land in the County of Skagit, State of Washington, described as follows:

Parcel A

Lot 5, "ASSESSOR'S PLAT OF JED LAND COMPANY TRACTS", as per plat. recorded in Volume 9 of Plats, page 109, records of Skagit County, EXCEPT any portion thereof lying within that certain tract of land contracted to be conveyed to Albert P. Klein and others, doing business as "Bestland Associates", by Real Estate Contract recorded under Auditor's File No. 723829.

ALL Situate in the County of Skagit, State of Washington.

Parcel B

That portion of the Northwest Quarter of the Southeast Quarter of Section 23, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the most easterly corner of Lot 5, Assessor's Plat of Jed Land Company Tracts, as per plat recorded in Volume 9 of Plats, page 109, records of Skagit County, Washington;
 thence South 89°54'40" West, along the North line of said Lot 5, a distance of 133 feet to the TRUE POINT OF BEGINNING;
 thence North 64°00'00" West, to the bank of the Skagit River;
 thence Southwesterly, along the bank of the Skagit River, to a point that is South 89°54'40" West of the true point of beginning;
 thence North 89°54'40" East to the TRUE POINT OF BEGINNING.

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 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.