

When recorded return to:

Steven Leonard and Katherine Leonard  
12946 Northeast 149th Street  
Woodinville, WA 98072

205511-LT

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Steven Paul Elston and Kathleen Mary Elston, a married couple**

for and in consideration of FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars  
(\$485,000.00)

in hand paid, conveys, and warrants to **Steven Leonard and Katherine Leonard, 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.)

Tract 15, Entner's Tracts Sub #1 and Lot 41, Gibraltar Annex

Tax Parcel Number(s): 3909-000-015-0009/P65205 & 4110-000-041-0000/P73645

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.  
205511-LT.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221806

May 02 2022

Amount Paid \$7765.00  
Skagit County Treasurer  
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: April 27, 2022

Steven Paul Elston  
Steven Paul Elston

Kathleen Mary Elston  
Kathleen Mary Elston

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 2 day of May, 2022 by Steven Paul Elston  
and Kathleen Mary Elston

[Signature]  
Signature

[Signature]  
Title

My appointment expires: August 18, 2024



**Exhibit A**

**PARCEL A:**

Tract 15, ENTNER'S TRACTS, SUBDIVISION NO. 1, as per plat recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**PARCEL B:**

Lot 41, GIBRALTER ANNEX, as per plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington,

EXCEPTING therefrom an easement over the Westerly 1/2 thereof for a twelve foot road,

ALSO EXCEPT any portion lying with in Turnstone Lane.

Situate in Skagit County, 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.