

When recorded return to:

Matt Andrew Del Nagro
Tami Lynn Del Nagro
9547 Fruitdale Road
Sedro-Woolley, WA 98284

201341-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **James R. Johnson, as Personal Representative of the Estate of Robert Roy Johnson, deceased, as per Skagit County Superior Court Cause No. 20-4-00084-29** for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to **Matt Andrew Del Nagro and Tami Lynn Del Nagro, 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: Ptn Lot 4, SP 103-78 AF#7907100001 (Ptn Gov Lot 1, 18-35-7 & NE 1/4 NE 1/4, 13-35-6 E W.M.)

Tax Parcel Number(s): 350718-0-001-0001/P42939; 350613-1-001-0104/P41144; 350718-0-001-0500/P113100

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. 201341-LT.

Dated: May 26, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222198

May 27 2022

Amount Paid \$3365.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Estate of Robert Roy Johnson

By: *James R. Johnson*
James R. Johnson, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

Signed and sworn to (or affirmed) before me on this 26th day of May, 2022 by James R. Johnson, Personal Representative of Estate of Robert Roy Johnson.

Naomi R. Stanfill
Signature

Notary
Title

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

My appointment expires: 03-17-26

Exhibit A**PARCEL "A":**

Lot 4, Short Plat No. 103-78, approved July 6, 1979, recorded July 10, 1979, in Volume 3 of Short Plats, page 137, under Auditor's File No. 7907100001, records of Skagit County Washington, being a portion of Government Lot 1, Section 18, Township 35 North, Range 7 East, W.M., also being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 35 North, Range 6 East, W.M.,

EXCEPT that portion which lies Easterly of the Southerly extension of the Westerly line of Lot 3 of said Short Plat, EXCEPT the South 30 feet thereof as conveyed to Charles W. Adams, on May 5, 2006, under Auditor's File No. 200605050143, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, across and through that portion of the South 16 1/2 feet of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 35 North, Range 6 East, W.M. lying Easterly of the State Highway No. 20 as conveyed by deed recorded January 3, 1958, under Auditor's File No. 560286, records of Skagit County, Washington.

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.