

WHEN RECORDED RETURN TO:

Kian Anton Flynn
4231 46th Ave S
Seattle, WA 98118

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022-2517

JUN 17 2022

Amount Paid \$ 166.20
Skagit Co. Treasurer
By Deputy

QUIT CLAIM DEED

Grantor(s): Kian Anton Flynn, an unmarried person, and Taylor Joann Even ffitch, an unmarried person,

Grantee(s): Kian Anton Flynn, an unmarried person, Taylor Joann Even ffitch, an unmarried person, Alison Davys and Bobby Davys, a married couple, and Benjamin Emery Levy, an unmarried person as tenants in common.

Assessor's Tax Parcel Numbers: P63629 / 3871-000-080-0003, P63630 / 3871-000-081-0002

Abbreviated Legal: (Required if full legal not inserted below)

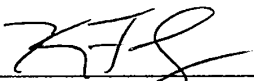
Kian Anton Flynn, an unmarried person, and Taylor Joann Even ffitch, an unmarried person, for valuable consideration, conveys and quit claims to Kian Anton Flynn (37.5%), an unmarried person, Taylor Joann Even ffitch (37.5%), an unmarried person, Alison Davys and Bobby Davys (15%), a married couple and Benjamin Emery Levy (10%), an unmarried person to hold as tenants in common, their interest in the following described real estate situated in the County of Skagit, State of Washington:

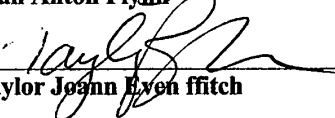
Legal Description

LOTS 80 AND 81, CASCADE RIVER PARK NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 55 THROUGH 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Situated in Skagit County, Washington.

Together with all after acquired title.


Kian Anton Flynn


Taylor Joann Even ffitch

6/13/2022
Date

6/13/2022
Date

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that Kian Anton Flynn is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 13th day of June, 2022.



Natalie Moy
 Notary Public in and for the State of Washington
 Print Name Natalie Moy
 Residing at Seattle
 My Commission Expires May 26, 2023

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that Taylor Joann Even ffitch is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 13th day of June, 2022.



Natalie Moy
 Notary Public in and for the State of Washington
 Print Name Natalie Moy
 Residing at Seattle
 My Commission Expires May 26, 2023



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.