

When recorded return to:

James Donald Foard and Margaret Lacabanne Foard, Trustees
Foard Family Trust dated August 23, 2010
3256 Killion Lane
Oak Harbor, WA 98277

Land Title and Escrow
206088-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223029
Jul 22 2022
Amount Paid \$20465.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Janine Moden, Trustee of the Janine Moden Survivor's Trust, utd 4/12/1999**
for and in consideration of ONE MILLION TWO HUNDRED THOUSAND AND 00/100 Dollars
(\$1,200,000.00) in hand paid, conveys, and warrants to **James Donald Foard and Margaret
Lacabanne Foard, Trustees of the Foard Family Trust, dated August 23, 2010 and restated on
September 16, 2021** the following described real estate, situated in the County Skagit, State of
Washington:

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

Lot 75, Rancho San Juan del Mar 4 & ptn SW NW, 11-34-1 E W.M.

Tax Parcel Number(s): 3975-000-075-0005/P68351 & 340111-2-028-0004/P19141

For Full Legal See Attached "Exhibit A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if
any.

Dated : July 20, 2022


(attached to Statutory Warranty Deed)

Janine Moden Survivor's Trust dated April 12, 1999

By: 
Janine Moden, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21 day of July, 2022 by Janine Moden,
Trustee of Janine Moden Survivor's Trust dated April 12, 1999.


Signature

LPO / Notary Public
Title

My commission expires: Aug 30 2025

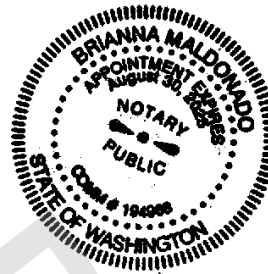


Exhibit A**PARCEL "A":**

Lot 75, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4," Plate 3, as per plat recorded in Volume 6 of Plats, pages 19 and 22, inclusive, records of Skagit County, Washington.

TOGETHER WITH the following described parcel:

Beginning at the Southwesterly corner of Lot No. 75, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4," Plate 3, as per plat recorded in Volume 6 of Plats, pages 19 and 22, records of Skagit County, Washington;
thence South 18°03' East 25 feet;
thence North 67°43'30" East to the Southerly line of the County Road as shown on the plat;
thence North 46°54' West to the Southerly line of Lot 75;
thence South 67°43'30" West along the Southerly line of Lot 75 to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the most Southerly corner of Lot 75, Plate 3, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4," as per plat recorded in Volume 6 of Plats, pages 19 and 22, inclusive, records of Skagit County, Washington;
thence South 18°03' East a distance of 125 feet;
thence North 67°43'30" East, a distance of 425 feet, more or less, to the Southerly line of County Road No. 377;
thence Westerly along the Southerly line of said road, a distance of 105 feet, more or less;
thence Northwesterly along the Southwesterly line of said road, a distance of 92.28 feet to the most Southerly and Easterly corner of said Lot 75;
thence South 67°43'30" along the Southeasterly line of said Lot 75, a distance of 251.09 feet to the point of beginning,

EXCEPT the Northwesterly 25 feet thereof, as conveyed to Jackson L. Hockman and Billie R. Hockman, husband and wife, by instrument recorded September 28, 1970, under Auditor's File No. 743951,

ALSO EXCEPT the Southwesterly 25 feet thereof.

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.