

When recorded return to:

Laura Muhs
4810 Green Hills Court
Anacortes, WA 98221

205457-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Robert J. Hoffman and Francine L. Hoffman, husband and wife, and Carrie A. Hoffman, an unmarried person as her separate property**

for and in consideration of ONE MILLION ONE HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars (\$1,145,000.00)

in hand paid, conveys, and warrants to **Laura Muhs, an unmarried individual**

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.)

Lot 42, Plat of Parkside

Tax Parcel Number(s): 4552-000-042-0001/P99171

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. 205457-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223126

Jul 29 2022

Amount Paid \$19486.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: July 27, 2022

Robert J. Hoffman
Robert J. Hoffman, individually and as Co-Guardian of Francine Lillian Hoffman, Skagit Superior Court No. 22-4-00185-29

Carrie A. Hoffman
Carrie A. Hoffman, individually and as Co-Guardian of Francine Lillian Hoffman, Skagit Superior Court No. 22-4-00185-29

Cory Hoffman
Cory Hoffman, as Co-Guardian of Francine Lillian Hoffman, Skagit Superior Court No. 22-4-00185-29

STATE OF Washington
COUNTY OF Skagit

This record was acknowledged before me on 28th day of July, 2022 by Robert J. Hoffman and ~~Carrie A. Hoffman~~, individually and as Co-Guardians and ~~Cory Hoffman~~, as Co-Guardian of ~~Francine Lillian Hoffman~~, Skagit County Superior Court No. 22-4-00185-29.

[Signature]
Signature

Notary
Title

My commission expires: 1/12/2023



(attached to Statutory Warranty Deed)

Dated: July 27, 2022

Robert J. Hoffman, individually and as Co-Guardian of Francine Lillian Hoffman, Skagit Superior Court No. 22-4-00185-29

Carrie A. Hoffman individually and as Co-guardian of Francine Lillian Hoffman
Carrie A. Hoffman, individually and as Co-Guardian of Francine Lillian Hoffman, Skagit Superior Court No. 22-4-00185-29

Cory Hoffman, as Co-Guardian of Francine Lillian Hoffman, Skagit Superior Court No. 22-4-00185-29

STATE OF
COUNTY OF

*Winnipeg
Cook*

This record was acknowledged before me on *28* day of *July*, 2022 by Robert J. Hoffman and Carrie A. Hoffman, individually and as Co-Guardians and *Cory Hoffman*, as Co-Guardian of Francine Lillian Hoffman, Skagit County Superior Court No. 22-4-00185-29.

[Signature]

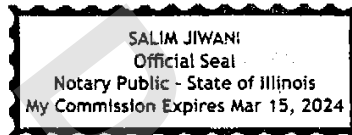
Signature

Notary Public

Title

My commission expires:

3/15/2024



(attached to Statutory Warranty Deed)

Dated: July 27, 2022

Robert J. Hoffman, individually and as Co-Guardian of Francine Lillian Hoffman, Skagit Superior Court No. 22-4-00185-29

Carrie A. Hoffman, individually and as Co-Guardian of Francine Lillian Hoffman, Skagit Superior Court No. 22-4-00185-29

Cory Hoffman, as Co-Guardian of Francine Lillian Hoffman, Skagit Superior Court No. 22-4-00185-29

STATE OF Washington
COUNTY OF Kitsap

This record was acknowledged before me on 28th day of July, 2022 by ~~Robert J. Hoffman~~^{AO} and ~~Carrie A. Hoffman~~^{AO}, individually and as Co-Guardians and Cory Hoffman, as Co-Guardian of Francine Lillian Hoffman, Skagit County Superior Court No. 22-4-00185-29.

Anna DINOYO
Signature

Notary Public Kitsap
Title

My commission expires: 04.30.2024

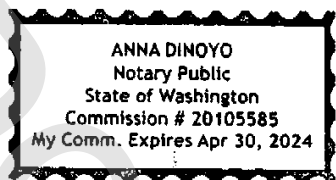


Exhibit A

Lot 42, Plat of Parkside, according to the plat thereof, recorded in Volume 14 of Plats, pages 170 through 174, records of Skagit County, Washington;

Situated 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.