

When recorded return to:

Dorothy Gail Larsen
401 Maple Avenue
La Conner, WA 98257

206351-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Maple Field, LLC, a Washington Limited Liability Company**

for and in consideration of SEVEN HUNDRED SIXTY FOUR THOUSAND AND 00/100 Dollars
(\$764,000.00)

in hand paid, conveys, and warrants to **Dorothy Gail Larsen, an unmarried person**

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.)

Ptn Lots 3 & 4, Blk 25, Syndicate Add to La Conner (Lot E, BLA #202104200060)

Tax Parcel Number(s): 4128-025-004-0000/P74409

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. 206351-LT, and Right to Manage Natural Resource Lands Disclosure as attached hereto.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223436

Aug 19 2022

Amount Paid \$12704.20

Skagit County Treasurer

By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: July 27, 2022

Maple Field, LLC, a Washington Limited Liability Company

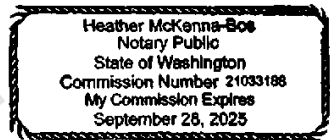
By: Kendra Decker
Kendra Decker, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 3rd day of AUGUST, 2022 by Kendra Decker as
Manager of Maple Field, LLC.

[Signature]
Signature

Public Notary
Title



My commission expires:

September 28, 2025

Exhibit A

PARCEL "A":

Portions of Lots 3 and 4, Block 25, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the monument at the centerline of Maple Street and Laurel Street;
thence South 60°04'00" East on the projection of said Laurel Street for a distance of 30.00 feet to the Southeasterly right-of-way margin of said Maple Street;
thence North 29°56'00" East along said Southeasterly right-of-way margin of Maple Street for a distance of 75.04 feet to the Westerly most corner of Lot 2, Block 25 of said "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington;
thence continue North 29°56'00" East along said Southeasterly right-of-way margin for a distance of 280.00 feet;
thence South 60°04'00" East for a distance of 100.00 feet;
thence South 29°56'00" West for a distance of 140.00 feet to the true point of beginning;
thence South 60°04'00" East for a distance of 100.00 feet to the Southeasterly line of said Lot 4, Block 25, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington;
thence South 29°56'00" West along said Southeasterly line or Southeasterly line extended for a distance of 50.00 feet;
thence North 60°04'00" West for a distance of 100.00 feet to a point bearing South 29°56'00" West from the true point of beginning;
thence North 29°56'00" East for a distance of 50.00 feet to the true point of beginning.

(Also appearing of record as Lot E, Boundary Line Adjustment Survey recorded on April 20, 2021, under Skagit County Auditor's File No. 202104200060.)

Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "B":

THAT CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS "EASEMENT A" AND "EASEMENT B" IN THE CERTAIN JOINT USE EASEMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200062 and as amended under document recorded on May 16, 2022, under Auditor's File No. 202205160018, records of Skagit County, Washington.

Situate in the Town of La Conner, 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 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.