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09/01/2022 09:40 AM Pages: 1 of 3 Fees: $205.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Gary Norman Young and Vickie Lynn Young, Trustees
of Young Family 1999 Living Trust dated November 23, 1999
290 Mount Baker Drive
Sequim, WA 98382

206412-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Cambridge 1, LLC, a Washington Limited Liability Company**

for and in consideration of SEVEN HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND 00/100 Dollars (**$714,900.00**)

in hand paid, conveys, and warrants to **Gary Norman Young and Vickie Lynn Young, Trustees of the Young Family 1999 Living Trust, dated November 23, 1999**

the following described real estate, situated in the County Skagit, State of Washington:

> Lot 39, "PLAT OF JONES ESTATES", according to the plat thereof recorded July 16, 2019, under Auditor's File No. 201907160029, records of Skagit County, Washington.
>
> Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Tax Parcel Number(s): 6066-000-039-0000/P134843

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. 206412-LT, and Right to Manage Natural Resource Lands Disclosure as attached hereto.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223613
Sep 01 2022
Amount Paid $11830.22
Skagit County Treasurer
By Lena Thompson Deputy

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(Attached to Statutory Warranty Deed)

Dated: August 23, 2022

Cambridge 1, 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 30th day of August, 2022 by Kendra Decker as Manager of Cambridge 1, LLC.

Signature

Notary
Title

Heather McKenna-Bos
Notary Public
State of Washington
Commission Number 21033168
My Commission Expires
September 28, 2025

My commission expires: September 28, 2025

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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.