

When recorded return to:

Madeline Pearl Cavanaugh and Khori Matthew Bjork
21166 Bulson Road
Mount Vernon, WA 98274

206970-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Brian C. Rindal and Heidi Rindal, a married couple**

for and in consideration of **FOUR HUNDRED FORTY EIGHT THOUSAND AND 00/100 Dollars (\$448,000.00)**

in hand paid, conveys, and warrants to **Madeline Pearl Cavanaugh, an unmarried person, and Khori Matthew Bjork, an unmarried person, as Joint Tenants with Right of Survivorship and NOT as Tenants in Common**

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.)

NE NE, Sec. 20, T 33 N, Rg 4 E W.M.

Tax Parcel Number(s): 330420-1-011-0008/P16965

The Grantees by signing the acceptance below, evidence their intention to acquire said premises as Joint Tenants with Right of Survivorship, and NOT as Tenants in Common.

Accepted and approved by:


Madeline Pearl Cavanaugh Khori Matthew Bjork

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. 206970-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223687
Sep 07 2022
Amount Paid \$7173.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: September 1, 2022



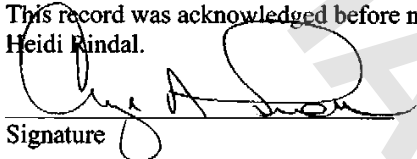
Brian C. Rindal



Heidi Rindal

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 2 day of Sept, 2022 by Brian C. Rindal and Heidi Rindal.



Signature

Notary

Title

My commission expires: 3-7-24

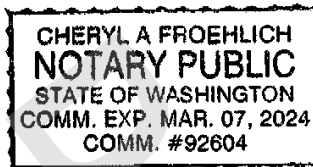


Exhibit A

PARCEL "A":

Beginning at a point 172 feet South of the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 33 North, Range 4 East, W.M.;
thence South 100 feet;
thence West 217.8 feet;
thence North 100 feet;
thence East 217.8 feet to a point of beginning,

EXCEPT the County road along the East line thereof,

EXCEPT that portion described as follows:

Beginning at the Southeast corner of the South 244.00 feet of the North 416.00 feet of the East $\frac{3}{4}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 33 North, Range 4 East, W.M.;
thence North $1^{\circ}56'51''$ East 144.00 feet along the East line of the said Northeast $\frac{1}{4}$ to the South line of the North 100.00 feet of said South 244.00 feet;
thence North $87^{\circ}47'42''$ West, 30.00 feet along said South line to the Westerly right of way margin of Bulson Road, a County road, being the Southeast corner of that certain parcel conveyed to U.S. Bank of Washington, as Trustees for Mary April Brandt, deceased, and to Shriners Hospital for Crippled Children, by Statutory Warranty Deed of Personal Representative with Non-Intervention Powers, recorded under Skagit County Auditor's File No. 9602230138, and also being the true point of beginning;
thence continue North $87^{\circ}47'42''$ West 187.80 feet along said South line to the West line of the East 217.80 feet of said subdivision, and being the Southwest corner of said parcel described on document recorded under Skagit County Auditor's File No. 9602230138;
thence North $1^{\circ}56'51''$ East 15.00 feet along said West line;
thence South $87^{\circ}47'42''$ East 36.76 feet;
thence South $2^{\circ}12'18''$ West 11.70 feet, more or less, to an existing East-West fence line;
thence South $87^{\circ}14'23''$ East 151.10 feet, more or less, along said fence line to said Westerly right of way margin of Bulson Road at a point bearing North $1^{\circ}56'51''$ East from the true point of beginning;
thence South $1^{\circ}56'51''$ West 1.83 feet along said Westerly right of way margin, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

(continued)

PARCEL "B":

Beginning at the Southeast corner of the South 244.00 feet of the North 416.00 feet of the East $\frac{1}{4}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 33 North, Range 4 East, W.M.; thence North $1^{\circ}56'51''$ East 144.00 feet along the East line of the said Northeast $\frac{1}{4}$ to the South line of the North 100.00 feet of said South 244.00 feet;
thence North $87^{\circ}47'42''$ West, 30.00 feet along said South line to the Westerly right of way margin of Bulson Road, a County road, being the Southeast corner of that certain parcel conveyed to U.S. Bank of Washington, as Trustees for Mary April Brandt, deceased, and to Shriners Hospital for Crippled Children, by Statutory Warranty Deed of Personal Representative with Non-Intervention Powers, recorded under Skagit County Auditor's File No. 9602230138;
thence continue North $87^{\circ}47'42''$ West 187.80 feet along said South line to the West line of the East 217.80 feet of said subdivision, and being the Southwest corner of said parcel described on document recorded under Skagit County Auditor's File No. 9602230138;
thence North $1^{\circ}56'51''$ East 15.00 feet along said West line to the true point of beginning;
thence continue North $1^{\circ}56'51''$ East 85.00 feet along said West line to the North line of said South 244.00 feet, also being the Northwest corner of said parcel described on document recorded under Skagit County Auditor's File No. 9602230138;
thence North $87^{\circ}47'42''$ West 17.38 feet, more or less, along said North line to an existing North-South fence line;
thence South $1^{\circ}56'51''$ West 85.00 feet, more or less, along said fence line to a point bearing North $87^{\circ}47'42''$ West from the true point of beginning;
thence South $87^{\circ}47'42''$ East 17.38 feet to the true point of beginning.

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.