



202209200088

09/20/2022 02:48 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

Katherine T. Day and Thomas A. Day
540 Olallie Way
La Conner, WA 98257

207124-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 3886
SEP 20 2022

Amount Paid \$ 3552.20
Skagit Co. Treasurer
By *CT* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Catherine A. Kouchakji and Mitchell A. Kouchakji, a married couple**
for and in consideration of FIVE HUNDRED THOUSAND AND 00/100 Dollars (\$500,000.00)
in hand paid, conveys, and warrants to **Katherine T. Day and Thomas A. Day, a married couple**
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 540, Shelter Bay Div. 3

Tax Parcel Number(s): S3302020417/5100-003-540-0000/P129304

Leasehold Estate affecting the following land created by the instrument herein referred to as the Lease
which is identified as follows:

Dated: July 15, 1970

Recorded: November 3, 1976

Auditor's File No.: 845369

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Douglas D. Quail and Pamela A. Quail, husband and wife

Assignment of Leasehold Estate and terms, provisions and conditions thereof.


Recorded: 9/20/2022 Auditor's File No.: 202209200087

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.
207124-LT.

(attached to Statutory Warranty Deed)

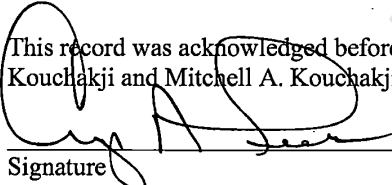
Dated: September 12, 2022


Catherine A. Kouchakji


Mitchell A. Kouchakji

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 12 day of Sept, 2022 by Catherine A. Kouchakji and Mitchell A. Kouchakji.


Signature

Notary
Title

My commission expires: 3-7-24

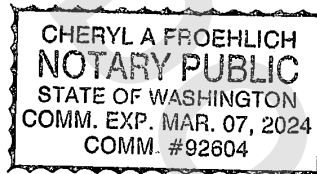


Exhibit A

A leasehold interest in the following described tract:

Lot 540, "SURVEY OF SHELTER BAY DIV. 3, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 43 of Official Records, pages 839 to 842, inclusive, records of Skagit County, Washington.

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.