

When recorded return to:

Kolton Watkins
644 Humphrey Place
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223949

Sep 27 2022

Amount Paid \$4805.00
Skagit County Treasurer
By Josie Bear Deputy

**PERSONAL REPRESENTATIVE DEED
(Not Statutory)**

Reference No.: 207259-LT

THE GRANTOR(S) **Ann A. Acosta, Personal Representative of The Estate of Sharon A. Welsh, deceased, Superior Court of the State of Washington for Skagit County, Probate Cause No. 22-4-00372-29** for and in consideration of THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00) DOLLARS in hand paid, bargains, sells, and conveys to **Kolton Watkins, a single person** the following described estate, situated in the County of Skagit State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: Lot 6, Seventeenth Street Add.

Tax Parcel Number(s): 4342-000-006-0003/P79582

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Land Title Company's Preliminary Commitment No. 207259-LT.

Dated: September 26, 2022

The Estate of Sharon A. Welsh

By: Ann A. Acosta
Ann A. Acosta, Personal Representative

STATE OF WASHINGTON

COUNTY OF SKAGIT

This record was acknowledged before me on 26th day of Sept, 2022 by Ann A. Acosta,
Personal Representative of The Estate of Sharon A. Welsh.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-26

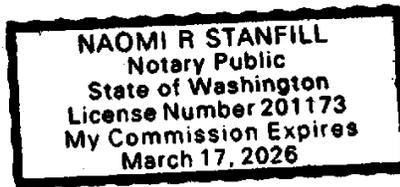


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1811 South 17th Street, Mount Vernon, WA 98274

Tax Parcel Number(s): 4342-000-006-0003/P79582

Property Description:

Lot 6, "PLAT OF SEVENTEENTH STREET ADDITION", as per plat recorded in Volume 11 of Plats, page 46, records of Skagit County, Washington.

Situate in the City of Mount Vernon, 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.