

When recorded return to:

Ann T. Magnano and Sherril E. Boddy
5333 Solstice Lane
Anacortes, WA 98221

206592-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Kaulana Elua, LLC, a Washington Limited Liability Company, who acquired title as Kaulana Ko Olina, LLC, a Washington Limited Liability Company**

for and in consideration of ONE MILLION THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$1,375,000.00)

in hand paid, conveys, and warrants to **Ann T. Magnano and Sherril E. Boddy, a married couple**

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

Lot 14, "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

TOGETHER WITH tidelands of the second class situate in front of, adjacent to and abutting upon said Lot 14, lying between the Northerly and Southerly line of said Lot, produced Westerly.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 14, Potlatch Beach, Guemes Island, TGW ptn tidelands abutting

Tax Parcel Number(s): 3967-000-014-0009/P68042

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. 206592-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224352

Oct 26 2022

Amount Paid \$23580.00
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05(i)
Page 1 of 2

(attached to Statutory Warranty Deed)

Dated: September 15, 2022

Kaulana Elua, LLC, a Washington Limited Liability Company

By: Jann D. Rogers
Jann D. Rogers, Co-Manager

By: Randy M. Rogers
Randy M. Rogers, Co-Manager

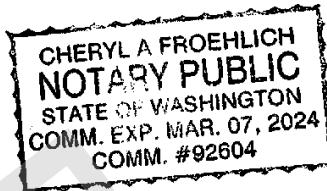
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 19 day of Sept, 2022 by Jann D. Rogers and
Randy M. Rogers as Co-Managers of Kaulana Elua, LLC.

[Signature]
Signature

Notary
Title

My commission expires: 3724



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.