



202210270159

10/27/2022 03:39 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor


When recorded return to:

Joanne Mitchell
P.O. Box 56
La Conner, WA 98257

Land Title and Escrow
207301-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 4390
OCT 27 2022

Amount Paid \$ 1989.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Robert McCracken, Personal Representative of the Estate of Terence M. McDonald, who acquired title as Terrence M. McDonald, deceased, Superior Court of the State of Washington, Skagit County, Probate Cause No. 20-4-00166-29** for and in consideration of THREE HUNDRED FORTY THOUSAND AND 00/100 Dollars (\$340,000.00) in hand paid, conveys, and warrants to **Joanne Mitchell, an unmarried person** the following described real estate, situated in the County Skagit, State of Washington:

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

Lot 336, Revised Shelter Bay Div. 2

Tax Parcel Number(s): S340235113/5100-002-336-0000/P129161

For Full Legal See Attached "Exhibit A"

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

Dated: June 19, 1972

Recorded: June 19, 1972

Auditor's File No.: 849463, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington Corporation


Lessee: Alvin H. Brandon and Betty Brandon, husband and wife

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. 207301-LT.

Dated: October 13, 2022

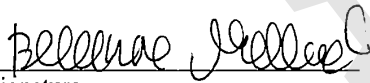
(attached to Statutory Warranty Deed)

Estate of Terence M. McDonald

By: 
Robert McCracken, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25 day of October, 2022 by Robert McCracken,
Personal Representative of Estate of Terence M. McDonald.


Signature
Notary Public
Title

My commission expires: Aug 30, 2025

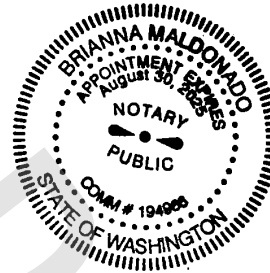


EXHIBIT "A"

LEGAL DESCRIPTION

Parcel Number: S340235113/5100-002-336-0000/P129161

A leasehold interest in the following described tract:

Lot 336, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservations, as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through 838, under Auditor's File No. 737013, 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.