

When recorded return to:

Legacy Property Management LLC
1010 State Avenue, PO Box 411
Marysville, WA 98270

207541-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dawn Tinsley, who also appears of record as Dawn Murphy, Personal Representative of the Estate of Donald Wayne Magnuson, deceased, Superior Court of the State of Washington, King County, Probate Cause No. 18-4-00646-2 SEA

for and in consideration of **THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars (\$395,000.00)**

in hand paid, conveys, and warrants to **Legacy Property Management LLC Inc., a Washington Corporation**

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

The North 12 feet of the South 1/2 of Lot 4; North 1/2 of Lot 4 and all of Lots 5 and 6, Block 3, "MARTIN & BAILEY'S ADDITION TO WEST MT. VERNON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 1 of Plats, page 48, records of Skagit County, Washington.

TOGETHER WITH the East 10 feet of vacated street abutting on the West line thereof.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Tax Parcel Number(s): 3950-003-004-0103/P67366

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. 207541-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224482

Nov 04 2022

Amount Paid \$6325.00
Skagit County Treasurer
By Lena Thompson Deputy

(Attached to Statutory Warranty Deed)

Dated: November 1, 2022

Estate of Donald Wayne Magnuson

By: Dawn Tinsley PR
Dawn Tinsley, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 2nd day of November, 2022 by Dawn Tinsley,
Personal Representative of Estate of Donald Wayne Magnuson.

[Signature]
Signature

NOTARY
Title

My commission expires: AUG. 10, 2025



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.