

When recorded return to:

Beverly Zintel  
4327 Providence Point Place SE  
Issaquah, WA 98029

205707-LT

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Loren Scott Mooney and Jane G. Mooney, husband and wife**

for and in consideration of SIX HUNDRED SEVENTY THOUSAND AND 00/100 Dollars  
(\$670,000.00)

in hand paid, conveys, and warrants to **Beverly Zintel, an unmarried person**

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

Any and all Fixtures to said property including the house and outbuildings, if any, placed on:

**For Full Legal See Attached "Exhibit A"**

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

ptn Gov. Lot 4, 34-34-2 E W.M. (Tr. 34, Cobahud Waterfront Tracts)

Tax Parcel Number(s): 5103-000-034-0000/P129616 /3402340043

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. 205707-LT.

Dated: November 9, 2022

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224607

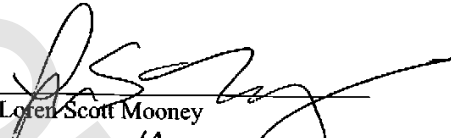
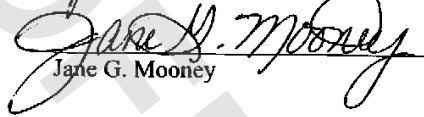
Nov 15 2022

Amount Paid \$11031.00

Skagit County Treasurer

By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

  
Loren Scott Mooney  
  
Jane G. Mooney

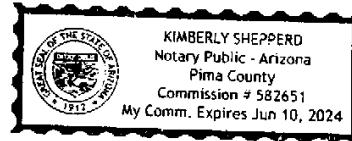
STATE OF ARIZONA

COUNTY OF Pima

This record was acknowledged before me on 12 day of November 2022 by Loren Scott Mooney and Jane G. Mooney.

  
Signature

Notary Public  
Title



My commission expires: June 10, 2024

**EXHIBIT "A"****LEGAL DESCRIPTION**

Parcel Number: 5103-000-034-0000/P129616 /3402340043

Any and all Fixtures to said property including the House and outbuildings, if any, placed on real property described as:

That portion of Government Lot 4 in Section 34, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Government Lot 4;

thence South 89°47' West, a distance of 151.2 feet;

thence North 4°00' West, a distance of 360.00 feet to the true point of beginning;

thence continue North 4°00' West, a distance of 50.00 feet;

thence South 89°47' West, a distance of 188.60 feet, more or less, to the shore of Skagit Bay;

thence Southerly along the shore of Skagit Bay to a point South 89°47' West of the true point of beginning;

thence North 89°47' East 177.40 feet, more or less, to the true point of beginning.

Said Parcel also known as Tract 34 of the unrecorded plat of "COBAHUD WATERFRONT TRACTS SWINOMISH RESERVATION, SKAGIT COUNTY, WASHINGTON", on file with the United States Department of the Interior Bureau of Indian Affairs, Western Washington Indian Agency, Everett, 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.