

When recorded return to:

Otis Kelly
6022 State Route 20
Anacortes, WA 98221

Land Title and Escrow
206923-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224645
Nov 18 2022
Amount Paid \$6565.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Patricia Fleischer, unmarried as her separate property** for and in consideration of **FOUR HUNDRED TEN THOUSAND AND 00/100 Dollars (\$410,000.00)** in hand paid, conveys, and warrants to **Otis Kelly, an unmarried person** the following described real estate, situated in the County Skagit, State of Washington:

Lots 1 through 13, inclusive, Block 170, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington,

EXCEPT a strip of land 80 feet in width over and across Lots 1, 2 and 3, conveyed to Skagit County by deed recorded under Auditor's File No. 261288, records of Skagit County, Washington.

TOGETHER WITH the East 1/2 of the alley in said Block 170, being 10 feet in width coincident with the West line of said Lots 1 through 13, inclusive, and being parallel with the centerline of said alley extending from the South line of said parcel conveyed to Skagit County, now State Route 20 to the South line of said Lot 13 continued West to the centerline of said alley.

TOGETHER WITH the North 1/2 of Second Street in said plat, being 50 feet in width coincident with the South line of said Lot 13 and being parallel with the centerline of said Second Street extended from the East line of said Block 170 continued South to the centerline of said Second Street West to the centerline of said alley in said Block 170.

ALSO TOGETHER WITH the West 1/2 of Fairview Avenue in said plat, being 50 feet in width coincident with the East line of said block 170 and being parallel with the centerline of said Fairview Avenue extending from the South line of said parcel conveyed to Skagit County, now State Route 20 to the centerline of said Second Street.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 4101-170-013-0006/P73224

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. 206923-LT.

(Attached to Statutory Warranty Deed)

Dated: November 16, 2022

Patricia Fleischer

Patricia Fleischer

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 17 day of NOV, 2022 by Patricia Fleischer.

Brianna Maldonado

Signature

LPO / Notary Public

Title

My commission expires: Aug 30, 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.