

When recorded return to:

Marc C. Smith and Heather K.C. Smith  
4265 133rd Avenue Southeast  
Bellevue, WA 98006

207620-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Nancy Denney, Personal Representative of the Estate of Larry R. Halvorsen, Deceased, per Skagit County Superior Court Cause No. 22-4-00191-29**

for and in consideration of FOUR HUNDRED EIGHTY NINE THOUSAND AND 00/100 Dollars  
**(\$489,000.00)**

in hand paid, conveys, and warrants to **Marc C. Smith and Heather K.C. Smith, a married couple**  
the following described real estate, situated in the County Skagit, State of Washington:

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

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

ptn NE NW, 24-35-01

Tax Parcel Number(s): 350124-0-073-0101/P31849 & 350124-0-073-0309/P31851

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. 207620-LT.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224682

Nov 22 2022

Amount Paid \$7829.00

Skagit County Treasurer

By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: November 10, 2022

Estate of Larry R. Halvorsen

By: Nancy Denney  
Nancy Denney, Personal Representative

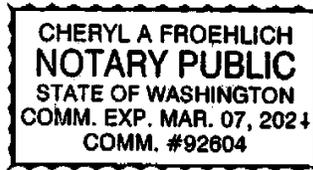
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 10 day of Nov, 2022 by Nancy Denney,  
Personal Representative of Estate of Larry R. Halvorsen.

[Signature]  
Signature

[Title]  
Title

My commission expires: 3724



**Exhibit A**

The East 80 feet of the following described tract:

That portion of the Northeast Quarter of the Northwest Quarter of Section 24, Township 35 North, Range 1 East, W.M., lying within the boundaries of the following described tract:

Beginning at a point on the North line of said subdivision 959.7 feet West of the Northeast corner of said subdivision;

Thence West 360.3 feet;

Thence South 156 feet;

Thence East 360.3 feet;

Thence North 156 feet;

EXCEPT that portion thereof lying Easterly of a line drawn South 0°34'00" West from a point on the North line of said subdivision 1109.7 feet West of the Northeast corner thereof;

AND EXCEPT the North 40 feet thereof.

Situated in Skagit County, 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.