



202212020077

12/02/2022 03:49 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

Stephen L. Roselius and Paul B. Fadoul
523 Kloshe Way
La Conner, WA 98257

207010-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 4183

DEC 2 2022

Amount Paid \$ 25666.60
Skagit Co. Treasurer

By LT Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Rhonda Lee Vondrachek, an unmarried person as her separate property**

for and in consideration of FOUR HUNDRED TWENTY THOUSAND AND 00/100 Dollars
(\$420,000.00)

in hand paid, conveys, and warrants to **Stephen L. Roselius and Paul B. Fadoul, 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.)

Lot 523, Shelter Bay Div 3

Tax Parcel Number(s): 5100-003-523-0000/P129291/S3302020405

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

Dated: September 11, 1971

Recorded: September 13, 1971

Auditor's File No.: 757943

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Charles E. Steiding and Ruth Steiding, husband and wife

Assignment of Leasehold Estate and terms, provisions and conditions thereof.

Recorded: December 2, 2022 Auditor's File No.: 202212020077

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.
207010-LT.

(attached to Statutory Warranty Deed)

Dated: December 2, 2022

Rhonda Lee Vondrachek

Rhonda Lee Vondrachek

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 1st day of Dec., 2022 by Rhonda Lee Vondrachek.

[Handwritten Signature]
Signature

LPO
Title

My commission expires: Aug. 18, 2024

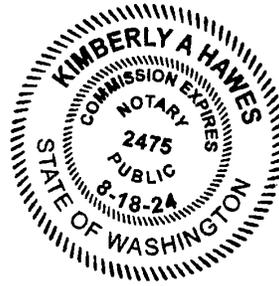


Exhibit A

A leasehold interest in the following described tract:

Lot 523, SURVEY OF SHELTER BAY, DIVISION NO. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of Official Records, pages 839 through 842, under Recording No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Recording No. 753731, records of Skagit County, Washington.

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.