

When recorded return to:

Anne Kurt
588 Bell Street, 1001
Seattle, WA 98121

207378-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Scott M. Hubbard, an unmarried person as his separate property** for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to **Anne Kurt, an unmarried person** the following described real estate, situated in the County Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: Lot 41 & ptn Lot 67, Eaglemont Ph. 1A

Tax Parcel Number(s): 4621-000-041-0000/P104308

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. 207378-LT.

Dated: December 9, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224888

Dec 14 2022

Amount Paid \$11293.55
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Scott M. Hubbard
Scott M. Hubbard

STATE OF ARIZONA

COUNTY OF MARICOPA

This record was acknowledged before me on 13 day of December, 2022 by Scott M. Hubbard.

S. Kelly
Signature

Notary Public
Title



My commission expires: 11/06/2025

(STAMP/SEAL)

Exhibit A

LOT 41, "PLAT OF EAGLEMONT PHASE 1A", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 67 OF SAID PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 41;
THENCE SOUTH $1^{\circ}15'52''$ WEST ON AN EXTENSION OF THE WEST LINE OF SAID LOT 41, A DISTANCE OF 19.72 FEET;
THENCE SOUTH $89^{\circ}37'13''$ EAST, A DISTANCE OF 70.01 FEET TO A POINT WHICH LIES SOUTH $1^{\circ}15'52''$ WEST FROM THE SOUTHEAST CORNER OF SAID LOT 41;
THENCE NORTH $1^{\circ}15'62''$ EAST, A DISTANCE OF 19.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 41;
THENCE NORTH $89^{\circ}37'13''$ WEST ALONG THE SOUTH LINE OF LOT 41, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING.

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.