

When recorded return to:

Blake A. Cook
1801 Douglas Street
Mount Vernon, WA 98273

207945-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224963

Dec 20 2022

Amount Paid \$5365.00
Skagit County Treasurer
By Angie Alumu Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Steven Nicol, Special Master, on behalf of Eric Lee Iversen, as his separate property per court order filed on October 20, 2022, in Skagit County Superior Court Cause No. 18-3-00329-29 and Leah Iversen, as her separate property**

for and in consideration of **THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars (\$335,000.00)**

in hand paid, conveys, and warrants to **Blake A. Cook, 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: (Required if full legal not inserted above.)

Lot 2 SP 76-78 AFN 887787, being a ptn Lot 47 Peavey's Acreage Tr. 1 & 2

Tax Parcel Number(s): 3966-001-047-0009/P67941

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. 207945-LT.

(attached to Statutory Warranty Deed)

Dated: December 15, 2022

Leah Iversen

Leah Iversen

Stephen Nicol on behalf of Eric Lee Iversen

Stephen Nicol on behalf of Eric Lee Iversen

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 19th day of December, 2022 by Leah Iversen and Stephen Nicol on behalf of Eric Lee Iversen.
NRS

Naomi R. Stanfill

Signature

Notary

Title

My commission expires: 03-17-26

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

Exhibit A

Tract 2 of Skagit County Short Plat No. 76-78, approved September 15, 1978 and recorded September 20, 1978, under Auditor's File No. 887787, in Book 3 of Short Plats, page 20, records of Skagit County, Washington; being a portion of Lot 47, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, EXCEPT therefrom that portion conveyed to Skagit County for road purposes, by deed dated August 21, 1978 and recorded September 21, 1978, under Auditor's File No. 887913, records of Skagit County, 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.