

When recorded return to:

Jeffrey D. Russell and Stephanie L. Russell  
705 Riverside Drive  
Pateros, WA 98846

208063-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Anadupe 7 LLC, a Washington Limited Liability Company**

for and in consideration of FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars (**\$550,000.00**)

in hand paid, conveys, and warrants to **Jeffrey D. Russell and Stephanie L. Russell, a married couple**

the following described real estate, situated in the County Skagit, State of Washington:

Unit C-14, Elevation 31, A Condominium," Declaration of Covenants, Conditions, Restrictions, Reservations and Easements, recorded January 13, 2022 under Auditor's File No. 202201130024, and any amendments thereto, Survey Map as recorded January 13, 2022 under Auditor's File No. 202201130025, and as amended by document recorded on June 22, 2002, under Auditor's File No. 202206220037, all records of Skagit County, Washington;

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 6092-000-014-0000/P135937

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. 208063-LT.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20225042

Dec 29 2022

Amount Paid \$8895.00  
Skagit County Treasurer  
By Lena Thompson Deputy

(Attached to Statutory Warranty Deed)

Dated: December 28, 2022

Anadupe 7 LLC, a Washington Limited Liability Company

Irwin Development Group, LLC, Manager of Anadupe 7, LLC

By: *David B. Irwin*  
David B. Irwin, Sole Member

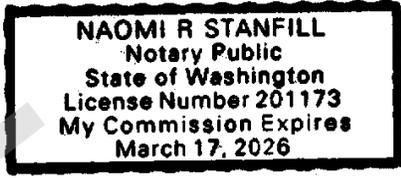
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> day of December, 2022 by David B. Irwin as Sole Member of Irwin Development Group LLC, manager of Anadupe 7 LLC.

*Naomi R. Stanfill*  
Signature

Notary  
Title

My commission expires: 03-17-26



## 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.