



202301050061

01/05/2023 02:45 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

Lois A. Crosson, Trustee
PO Box 256
Lake Lure, NC 28746

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 5109
JAN 5 2023

207955-LT

Amount Paid \$ 5147.40
Skagit Co. Treasurer
By LT Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Marc C. Smith and Heather K.C. Smith, a married couple**, for and in consideration of **NINE HUNDRED EIGHTY THOUSAND AND 00/100 Dollars (\$980,000.00)** in hand paid, conveys, and warrants to **Lois A. Crosson, as Trustee of the Lois A. Crosson Revocable Trust, dated December 16, 2013; and Lois A. Crosson and Cynthia de Nevers Trutner, Trustees of the Crosson Family Trust B, Exemption Trust, dated January 29, 1998,** 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 148, Shelter Bay Div. #2; TGW dock easement

Tax Parcel Number(s): 5100-002-148-0000/P129017

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

Dated: August 15, 1974

Recorded: August 22, 1986

Auditor's File No.: 8608220052

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Milton R. Walter and Sue M. Walter, husband and wife

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

Recorded: January 5, 2023 Auditor's File No.: 202301050059


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. 207955-LT.

(attached to Statutory Warranty Deed)

Dated: December 28, 2022

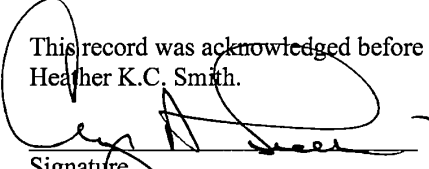


Marc C. Smith



Heather K.C. Smith

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 30 day of Dec, ²⁰²²~~2023~~ by Marc C. Smith and
Heather K.C. Smith. 

Signature

Title

My commission expires: 3.7.24

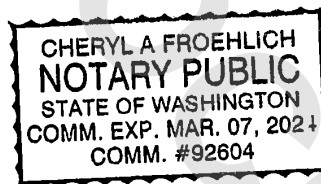


Exhibit A

A leasehold interest in the following described tract:

PARCEL "A":

Lot 148, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 43 of Official Records, page 833, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A leasehold possessory estate as set forth in that agreement for Dock Easement recorded June 17, 1981, under Auditor's File No. 8106170029.

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.