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01/11/2023 09:10 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After recording return to:

NORTH SOUND LAW GROUP, PLLC
300 N. Commercial St.
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 5161

JAN 11 2023

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

GRANTOR:

BARBARA A. CONNELL, a single person

GRANTEES:

BARBARA ANN CONNELL, TRACI LYNN
SCHMIDT YOCHIM, and TONYA RAE SCHMIDT
GIEBEL, as co-trustees of the BARBARA ANN
CONNELL LIVING TRUST

ABBREV. LEGAL DESCRIPTION:

S8 - T34N - R2E - Lots 1 and 2 of Skagit County
Short Plat No. 91-073

ASSESSOR'S TAX/PARCEL NO.:

340208-3-019-0100 / P102773
340208-3-010-0309 / P20172

STATUTORY WARRANTY DEED

The Grantor, Barbara A. Connell, in consideration of funding a revocable trust and for no other consideration, conveys and warrants to the Grantees; Barbara Ann Connell, Traci Lynn Schmidt Yochim, and Tonya Rae Schmidt Giebel; as co-trustees of the Barbara Ann Connell Living Trust, dated January 9, 2023; the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1 and 2 of Skagit County Short Plat No. 91-073 as approved May 7, 1992, and recorded May 13, 1992, in Volume 10 of Short Plats, page 79, under Auditor's File No. 9205130028, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 34 North, Range 2 East, W.M.; EXCEPT all that portion of Lot 1 described as follows:

Beginning at the Northeast corner of said Lot 1; thence North 89 degrees 52'13" West along the North line thereof a distance of 815.56 feet; thence South 01 degrees 13'07" East to the South line of said Lot 1; thence East along the South line of said Lot 1 to the Southeast corner thereof; thence North 01 degrees 13'07" West along the Easterly line of said Lot 1, 321.82 feet to the point of beginning.

TOGETHER WITH an Easement for road, vehicular and pedestrian travel and utilities, over, under, across and along the South 30 feet of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 30 North, Range 2 East, W.M.

Said Easement shall be appurtenant to the for the benefit of the following described lands:

The East ½ of the South ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 8, Township 34 North, Range 2 East, W.M.; and the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 8, Township 34 North, Range 2 East, W.M.

TOGETHER WITH that certain 1982 70 x 14 MODULINE mobile home, VIN #96137 and all fixtures and appurtenances thereto.

Subject to restrictions, reservations and easements of record, if any.

DATED January 9, 2023.

Barbara A. Connell

BARBARA A. CONNELL

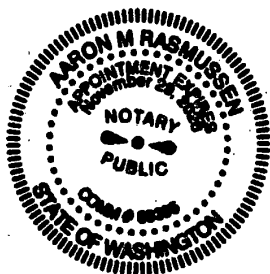
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Barbara A. Connell, to me known to be the individual described in and who executed the foregoing document and acknowledged that she signed said document as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of January, 2023.



Aaron M. Rasmussen

NOTARY PUBLIC in and for the State of Washington,
residing at Mt. Vernon

My appointment expires 11/29/23



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents 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.