

When recorded return to:

Lauren Marie Banta and Tanner Dean Banta  
23322 Nature View Drive  
Sedro-Woolley, WA 98284

207525-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Cassidy N. McRobie and Robert Meade, a married couple**

for and in consideration of **THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars**  
**(\$355,000.00)**

in hand paid, conveys, and warrants to **Lauren Marie Banta and Tanner Dean Banta, a married couple**

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.)

**Tr. 4, SP 5-3-80, Entitled Samish Heights Div. 4, being a ptn 36-36-4 E W.M.**

Tax Parcel Number(s): **360436-2-008-0307/P50788**

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. 207525-LT.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235251

Jan 20 2023

Amount Paid \$5685.00  
Skagit County Treasurer  
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: January 6, 2023

Cassidy N. McRobie  
Cassidy N. McRobie

[Signature]  
Robert Meade

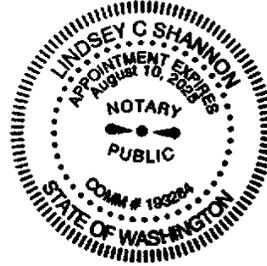
STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

This record was acknowledged before me on 13<sup>th</sup> day of January, 2023 by Cassidy N. McRobie and Robert Meade.

[Signature]  
Signature

NOTARY  
Title

My commission expires: AUG. 10, 2025



### Exhibit A

**PARCEL "A":**

Tract 4 of that certain 5 acre Parcel Subdivision No. 503-80, entitled "SAMISH HEIGHTS DIVISION NO. 4" approved June 10, 1980, and recorded June 11, 1980, under Auditor's File No. 8006110024, records of Skagit County, Washington, in Volume 4 of Short Plats, page 111, records of Skagit County, Washington, being a portion of Section 36, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

Those certain easements for ingress, egress and utilities as contained in Declaration of Easements, recorded under Auditor's File No. 7903150055, 7903160074, 7910290077, and 7910290078, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL "C":**

A non-exclusive easement for ingress, egress and utilities over and across two strips of land, each 30 feet in width, as delineated on the face of said 5 acre Parcel Subdivision No. 503-80, each being designated as for the benefit of the above described main tract and other property, and over and across a strip of land 60 feet in width, designated as Tract 10 on the face of said 5 Acre Parcel Subdivision No. 503-80.

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.**