

When recorded return to:

Ronald D. Watkins and Julie A. Watkins
9515 Northeast 128th Street
Kirkland, WA 98034

Land Title and Escrow
208087-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Earl Roger Noar and Kathleen Frances Noar, a married couple** for and in consideration of NINE HUNDRED TWENTY FIVE THOUSAND & 00/100 Dollars (**\$925,000.00**) in hand paid, conveys, and warrants to **Ronald D. Watkins and Julie A. Watkins, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 10 through 13, incl, Blk 192, Fidalgo City

Tax Parcel Number(s): 4101-192-013-0000/P73302

For Full Legal See Attached "Exhibit A"

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. 208087-LT.

Dated: February 15, 2023

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235587

Feb 27 2023

Amount Paid \$15525.00

Skagit County Treasurer

By Josie Bear Deputy

(attached to Statutory Warranty Deed)

Earl Roger Noar
Earl Roger Noar

Kathleen Frances Noar
Kathleen Frances Noar

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 17 day of Feb, 2023 by Earl Roger Noar
and Kathleen Frances Noar.

Brianna Maldonado
Signature

LPO / Notary Public
Title

My commission expires: Aug 30, 2025

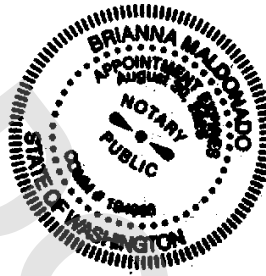


Exhibit A

PARCEL A:

LOTS 10 THROUGH 13, INCLUSIVE, BLOCK 192, MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY ADJACENT TO SAID LOTS 10 THROUGH 13, INCLUSIVE.

TOGETHER WITH THE WEST 1/2 OF VACATED CARLYLE STREET ADJACENT TO SAID LOTS 10 THROUGH 13, INCLUSIVE AND ADJACENT TO ALL OF VACATED 1ST STREET.

TOGETHER WITH THE NORTH 1/2 OF VACATED 1ST STREET ADJACENT TO LOT 13 AND THE EAST 1/2 OF THE VACATED ALLEY.

TOGETHER WITH THE SOUTH 1/2 OF VACATED 1ST STREET LYING BETWEEN THE WEST LINE OF VACATED CARLYLE STREET AND THE WEST LINE OF THE EAST 1/2 OF VACATED FAIRVIEW AVENUE.

TOGETHER WITH THE EAST 1/2 OF VACATED FAIRVIEW AVENUE ADJACENT TO LOT 26, BLOCK 211 OF SAID PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, OVER AND ACROSS THAT PORTION OF THE WEST 40 FEET OF THE EAST 1/2 OF VACATED FAIRVIEW AVENUE LYING BETWEEN THE SOUTHERLY LINE OF LOT 14, EXTENDED WESTERLY AND THE NORTH LINE OF LOT 25, EXTENDED WESTERLY OF SAID BLOCK 211 OF SAID PLAT.

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.