



202302270250

02/27/2023 03:04 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

Michael Ussery and Kelly Ussery
46 Swinomish Drive
La Conner, WA 98257

Land Title and Escrow
207192-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023-2022
FEB 27 2023

Amount Paid \$ *3376.20*
Skagit Co. Treasurer
By *JVR* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Susan M. McNamara, unmarried as her separate property** for and in consideration of FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars (\$465,000.00) in hand paid, conveys, and warrants to **Michael Ussery and Kelly Ussery, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

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

Dated: August 1, 1974

Recorded: October 7, 1980

Auditor's File No.: 8010070073, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Primo Villanueva and A.J. Srigley

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

Recorded February 27, 2023 Auditor's File No. 202302270249

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

Lot 46, Shelter Bay Div. 2 & ptn Tr. D, Shelter Bay Div. 1

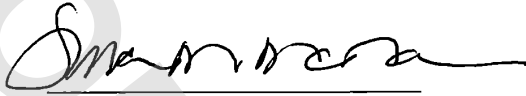
Tax Parcel Number(s): S3402360009/5100-002-046-0000/P128936 & 3998-000-048-0002/P69129

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. 207192-LT.

Dated: February 17, 2023

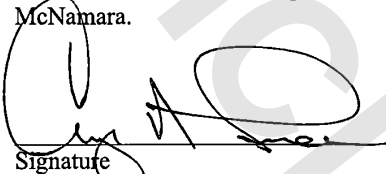
(attached to Statutory Warranty Deed)



Susan M. McNamara

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 24 day of Feb, 2023 by Susan M. McNamara.


Signature

Notary
Title

My commission expires: 31, 2024

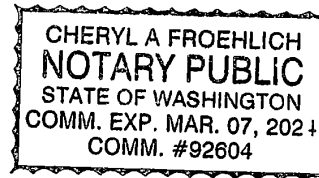


EXHIBIT "A"

LEGAL DESCRIPTION

Parcel Number: S3402360009/5100-002-046-0000/P128936 & 3998-000-048-0002/P69129

A leasehold interest in the following described tract:

Lot 46, "REVISED MAP OF THE SURVEY OF SHELTER BAY DIVISION. 2, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 43 of Official Records, page 833, records of Skagit County, Washington.

TOGETHER with that portion of adjoining Tract "D" in the plat of Shelter Bay Division No. 1, recorded in Volume 9 of Plats on Pages 80 and 81 in records of said county, described as follows: Commencing at the Southeast corner of said tract; thence South $88^{\circ}16'00''$ West along the South line of said tract 84.93 feet to the Northeast corner of said lot 46 and the POINT OF BEGINNING; thence continuing South $88^{\circ}16'00''$ West along said South line 100.22 feet to the Northwest corner of said lot 46; thence North $5^{\circ}30'00''$ West 11.96 feet to the Northwesterly line of said tract; thence North $71^{\circ}06'27''$ East along said Northwesterly line 102.80 feet; thence South $5^{\circ}30'00''$ East 42.35 feet to the POINT OF BEGINNING.

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.