

When recorded return to:

Matthew Fitzpatrick
Ellen Benetti
21338 Egret Place
Mount Vernon, WA 98274

208278-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235623

Feb 28 2023

Amount Paid \$9010.20
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Matthew Richter and Anna Richter, a married couple** for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to **Matthew Fitzpatrick and Ellen Benetti, 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: ptn Lot 8, all Lot 9, North Woods

Tax Parcel Number(s): 4810-000-009-0000/P120028

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. 208278-LT.

Dated: February 24, 2023

(attached to Statutory Warranty Deed)

Matthew Richter

Matthew Richter

Anna Richter

Anna Richter

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 24th day of February, 2023 by Matthew Richter and Anna Richter.

Naomi R. Stanfill

Signature

Notary

Title

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

My commission expires: March 17, 2026

Exhibit A

Lot 9, "PLAT OF NORTH WOODS," as per plat recorded on February 13, 2003 under Auditor's File No. 200302130139, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 8, "PLAT OF NORTH WOODS," as per plat recorded on February 13, 2003 under Auditor's File No. 200302130139, described as follows:

Beginning at the Northeast corner of said Lot 8;
thence North $88^{\circ}36'59''$ West along the North line thereof, 0.63 feet;
thence South $0^{\circ}49'09''$ West 75.12 feet;
thence South $0^{\circ}45'35''$ East 60.04 feet to the South line of said Lot 8;
thence South $88^{\circ}39'28''$ East, along the South line, 0.37 feet to the Southeast corner of said Lot 8;
thence North $0^{\circ}13'45''$ East, along the East line of said Lot 8, a distance of 135.14 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.