

When recorded return to:

Ron A. Pollard and Donna J. Pollard  
17140 135th Ave NE, E103  
Woodinville, WA 98072

Land Title and Escrow  
207428-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20235688  
Mar 06 2023  
Amount Paid \$25760.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Eric Youngstrom and Paula Youngstrom, a married couple** for and in consideration of ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 Dollars **(\$1,500,000.00)** in hand paid, conveys, and warrants to **Ron A. Pollard and Donna J. Pollard, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

Lot 13, "PLAT OF MARINE HEIGHTS," as per plat recorded in Volume 16 of Plats, pages 173 through 175, inclusive, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Parcel Number(s): 4695-000-013-0000/P111751

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. 207428-LT.

Dated: February 23, 2023

(Attached to Statutory Warranty Deed)

Eric Youngstrom  
Eric Youngstrom

Paula Youngstrom  
Paula Youngstrom

STATE OF MT

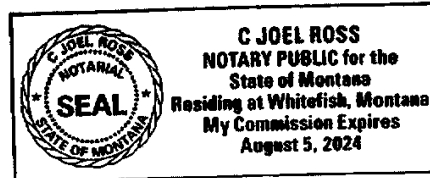
COUNTY OF Flathead

This record was acknowledged before me on 25<sup>th</sup> day of Feb, 2023 by Eric Youngstrom and Paula Youngstrom.

C Joel Ross  
Signature

Notary Public  
Title

My commission expires: 08/05/2024



## 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.