

202303170031

03/17/2023 10:10 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Case R. de Vries and Annalisa M. de Vries
13114 South Wildwood Lane
Anacortes, WA 98221

Land Title and Escrow
207800-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235847
Mar 17 2023
Amount Paid \$16860.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **W. H. Heeter and Agnes Heeter, husband and wife** for and in consideration of ONE MILLION AND 00/100 Dollars (**\$1,000,000.00**) in hand paid, conveys, and warrants to **Case R. de Vries and Annalisa M. de Vries, 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.)

ptn Gov. Lot 2, 11-34-1 E W.M.

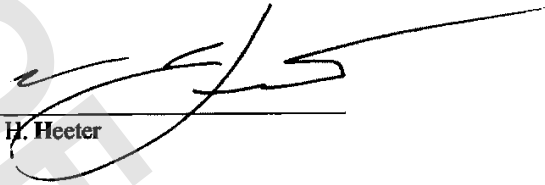
Tax Parcel Number(s): 340111-2-003-0503/P19106

For Full Legal See Attached "Exhibit A"

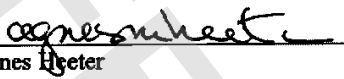
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 207800-LT.

Dated: March 6, 2023

(attached to Statutory Warranty Deed)



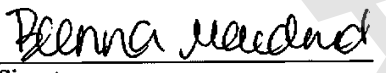
W. H. Heeter



Agnes Heeter

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 13 day of March, 2023 by W. H. Heeter and Agnes Heeter.



Signature

LPO / Notary Public

Title

My commission expires: Aug 30, 2025

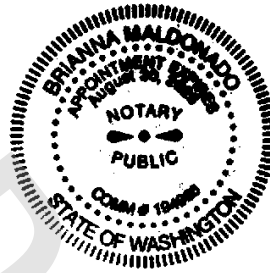


Exhibit A

That portion of Government Lot 2, Section 11, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of the West 18 acres of said Government Lot 2;
thence West along the North line of said Section 11, a distance of 194.53 feet;
thence South $9^{\circ}21'$ East a distance of 345 feet to the true point of beginning;
thence North $88^{\circ}15'$ West, a distance of 400 feet, more or less, to the Easterly right of way line of that certain tract, conveyed to Skagit County for road purposes by deed recorded January 21, 1953, under Auditor's File No. 484181;
thence Southeasterly along the Northeasterly line of said County road to the East line of the West 18 acres of said Government Lot 2;
thence North along said East line to a point 452 feet South of the North line of said Lot 2;
thence Northwesterly to the true point of beginning,

EXCEPT that portion, if any, lying within that certain tract conveyed to Skagit County for road purposes by Deed recorded August 26, 1960, under Auditor's File No. 598062.

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.