

When recorded return to:

Trish Johanson
1505 Harbor View Court
Anacortes, WA 98221

Land Title and Escrow
208151-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236058
Apr 07 2023
Amount Paid \$31080.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Stephan Smith, a married person as his separate property (not Grantor's Primary Residence)** for and in consideration of ONE MILLION SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$1,675,000.00) in hand paid, conveys, and warrants to **Trish Johanson, a single person** the following described real estate, situated in the County Skagit, State of Washington:

Lot 1, Smith 4 Lot Short Plat No. ANA 06-006, approved November 7, 2016, recorded November 9, 2016 under Skagit County Auditor's File No. 201611090104, being a portion of Lots 1 and 2, "HARBOR VIEW ESTATES," as per plat recorded in Volume 15 of Plats, pages 117 and 118, records of Skagit County, Washington. EXCEPTING THEREFROM that portion of Lot 1, Smith Short Plat recorded under Auditor's File No. 201611090104, described as follows:

Beginning in the Southeast corner of said Lot 1;
thence North 88°48'21" West 4.00 feet;
thence North 1°08'16" East, 80.71 feet;
thence North 25°10'41" East, 9.82 feet;
thence South 1°08'16" West, 89.68 feet to the Point of Beginning.


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

Tax Parcel Number(s): 4613-000-001-0000/P105260

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. 208151-LT.

Dated: March 30, 2023

(Attached to Statutory Warranty Deed)


Stephan Smith

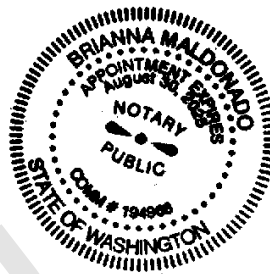
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 5th day of April, 2023 by Stephan Smith.


Signature

LPO / Notary public
Title

My commission expires: Aug 30, 2025



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.