

When recorded return to:

Marc Vanderwall
9266 Fruitdale Road
Sedro-Woolley, WA 98284

208599-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236145

Apr 17 2023

Amount Paid \$5125.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Tammy Lynn Bailey and Kelly Gene Bailey, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Marc Vanderwall, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

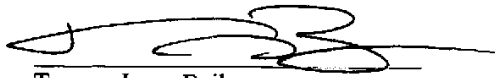
Abbreviated Legal: **Ptn SW NE 19-35-5 E W.M.**

Tax Parcel Number(s): **350519-0-095-0009/P39542**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 208599-LT.

Dated: April 14, 2023

(attached to Statutory Warranty Deed)



Tammy Lynn Bailey



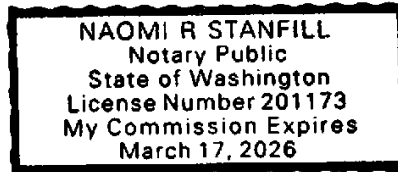
Kelly Gene Bailey

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 14th day of April, 2023 by Tammy Lynn Bailey and Kelly Gene Bailey.


Signature

Notary
Title



My commission expires: March 17, 2026

Exhibit A

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point that is 20 feet West and 1,434.8 feet South of the Northeast 1/4 corner of the Northwest 1/4 of the Northeast 1/4, said point being the Northeast corner of a tract of land conveyed to Adrian G. Action, by deed recorded in Volume 208 of Deeds, page 434, records of Skagit County, Washington;

thence North $89^{\circ}57'$ West along North line of said Action Tract 311 feet;

thence North 70 feet;

thence South $89^{\circ}57'$ East 311 feet to the West line of said road;

thence South along said road 70 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.