

When recorded return to:

Seong S. Yang, Eun J. Kim, and Boyoung C. Yang
21412 Southeast 2nd Street
Sammamish, WA 98074

207390-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236226
Apr 24 2023
Amount Paid \$11520.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Allene C. Quinn, an unmarried person**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION**

in hand paid, conveys and warrants to **Seong S. Yang and Eun J. Kim, a married couple, and
Boyoung C. Yang, 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: (Required if full legal not inserted above.)

ptn Lots 1-8, Block 16, First Plat of Ship Harbor

Tax Parcel Number(s): 3816-016-008-0006/P59001

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.
207390-LT.

Dated: April 13, 2023

(attached to Statutory Warranty Deed)

Allene C. Quinn
Allene C. Quinn

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 19 day of April, 2023 by Allene C. Quinn.

[Signature]
Signature

Notary
Title

My commission expires: 3.7, 2024

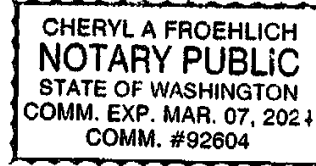


Exhibit A

Lots 1 through 8, inclusive, Block 16, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington;

EXCEPT that portion thereof described as follows:

That portion of Lots 6, 7, and 8, Block 16, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 8;
thence South 89°36' West along the South line of said Lot 8, the apportioned distance of 120.37 feet (platted distance being shown as 120 feet) to the Southwest corner of said Lot 8;
thence North 0°16' East along the West line of said Lots 6, 7, and 8, the apportioned distance of 93.12 feet (platted distance being shown as 90 feet) to the Northwest corner of said Lot 6;
thence North 29°36' East along the North line of said Lot 6, an apportioned distance of 64.37 feet to Point "A": near the Southerly edge of a private driveway which Point "A" bears South 89°36' West an apportioned distance of 56.00 feet from the Northeast corner of said Lot 6;
thence South 39°50'45" East along the Southerly edge of said private driveway, an apportioned distance of 86.91 feet of Point "B" on the East line of said Lot 8, which Point "B" bears South 0°16' West an apportioned distance of 67.12 feet from the Northeast corner of said Lot 6 and bears North 0°16' East an apportioned distance of 26.00 feet from the Southeast corner of said Lot 8;
thence South 0°16' West along the East line of said Lot 8, an apportioned distance of 26.00 feet to the Southeast corner of said Lot 8 and the true point of beginning of this description;

ALSO EXCEPT that portion thereof described as follows:

Beginning at the Northwest corner of Lot 5, Block 16, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington;
thence North 89°36'00" East along the North line of said Lot a distance of 38.473 feet;
thence South 39°50'45" East 40.193 feet to the South line of said lot;
thence South 89°36'00" West along said South line 64.370 feet to the Southwest corner of said Lot 5;
thence North 0°16'00" East 31.093 feet along the West line of said lot to the place of beginning.

Situate in Skagit County, 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.