



202305170033

05/17/2023 11:18 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

James P. Roy and Ellen R. Roy
8740 Mieras Road
Yakima, WA 98901

208823-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 6519

MAY 17 2023

Amount Paid \$ 6125.00

Skagit Co. Treasurer

By Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Thomas Harader and Linda Harader, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **James P. Roy and Ellen R. Roy, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

Leasehold Estate affects the following land created by the instrument herein referred to as the Lease which is identified as follows:

Dated: March 17, 1978

Recorded: November 15, 1978

Auditor's File No.: 891335

Lessor: Fidalgo, Inc. a Washington Corporation

Lessee: Richard Vedaa and Jeanie Vedaa, husband and wife

Assignment of Leasehold Estate and the terms, provisions and conditions thereof.

Recorded on May 17, 2023, Auditor's File No.: 202305170032

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: **Lot 872, Amended Shelter Bay Div. 5**

Tax Parcel Number(s): **S3302020069/5100-005-872-0000/P129522**

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. 208823-LT.

Dated: May 16, 2023

(attached to Statutory Warranty Deed)

Thomas Harader
Thomas Harader

Linda H. Harader
Linda Harader

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 14 day of May, 2023 by Thomas Harader and Linda Harader.

[Signature]
Signature

Notary
Title

My commission expires: Nov. 15, 2026

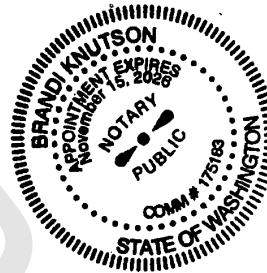


Exhibit A

A leasehold interest in the following described tract:

Lot 872, AMENDED SURVEY OF SHELTER BAY DIV. 5, Tribal and Allotted Lands of Swinomish Indian Reservation, according to the plat thereof, recorded on June 2, 1976, in Volume 1 of Surveys, pages 184 through 186, under Auditor's File No. 836134, records of Skagit County, Washington.

Situated 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.