

When recorded return to:

Eric Larsen Jones and Sarah Frances Giorgi-Jones  
178 Hibiscus Drive  
Maumelle, AR 72113

207309-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236642  
May 25 2023  
Amount Paid \$10808.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

**THE GRANTOR(S) Nancy C. Schonne, an unmarried person, individually and as surviving spouse of Donald W. Schonne, deceased**

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

**in hand paid, conveys and warrants to Eric Larsen Jones and Sarah Frances Giorgi-Jones, a married couple**

**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 Unnumbered Tract Map of Fidalgo City(aka hotel Tract, aka Block 151)

Tax Parcel Number(s): 4101-151-010-0000/P114328

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. 207309-LT.

Dated: May 10, 2023

(attached to Statutory Warranty Deed)

Nancy C. Schonne  
Nancy C. Schonne

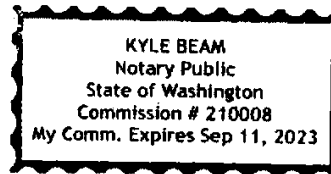
STATE OF WASHINGTON  
COUNTY OF Snohomish

This record was acknowledged before me on 23 day of May, 2023 by Nancy C. Schonne.

Kyle Beam  
Signature

Notary  
Title

My commission expires: 9-11-23



**Exhibit A**

The East 140 feet of the following described tract:

That unnumbered tract (Hotel Tract) which is bounded on the East by Fidalgo Avenue, on the North by Fourth Street, on the South by Third Street and on the West by Fairview Avenue, as shown on the Map of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

EXCEPT the South 25 feet thereof.

TOGETHER WITH that portion of the West Half of vacated Fidalgo Avenue that has reverted to said property by operation of law;

EXCEPT from the above described property, that portion lying within the boundaries of the State Highway.

(Also shown on the Skagit County tax rolls as being a portion of Block 151, Map of Fidalgo City.)

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.