



202306090032

06/09/2023 10:46 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:

Karen Heneghan and Frank Craven
PO Box 12907
Everett, WA 98206

209119-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 6828
JUN 09 2023

Amount Paid \$16059.00
Skagit Co. Treasurer
By KO Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Bradley S. Huizenga and Kathleen M. Huizenga, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Karen S. Heneghan, an unmarried person, and Francis S. Craven, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

Lot 17, PLAT OF KWONESUM, as per plat recorded in Volume 12 of Plats, page 39, reoprd of Skagit County, Washington,

EXCEPT that portion lying Easterly of the following described line:

Beginning at the intersection of the West line of Lot 15, and the North line of Lot 17 of said plat; thence North 73°58'19" West, 9.10 feet to a stake and the true point of beginning; thence South 14°06'51" West, a distance of 29.51 feet; thence South 20°37'55" West, a distance of 64.80 feet to the termination point of said line.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4388-000-017-0013/P81111

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. 209119-LT.

Dated: June 6, 2023

(Attached to Statutory Warranty Deed)

Bradley S. Huizenga
Bradley S. Huizenga

Kathleen M. Huizenga
Kathleen M. Huizenga

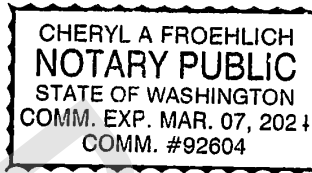
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16 day of June, 2023 by Bradley S.
Huizenga and Kathleen M. Huizenga.

[Signature]
Signature

Notary
Title

My commission expires: 3-7-24



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.