

When recorded return to:

Jolanda Barnett  
23935 N. Westview Road  
Mount Vernon, WA 98274

209541-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237129  
Jun 30 2023  
Amount Paid \$15525.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Benjamin D. Davidson and Erin A. Davidson, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jolanda Barnett, 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: Lots 14 & 15/Block 11 - "Reserve Add. to Town of Montborne"

Tax Parcel Number(s): 4136-011-015-0000/P111125

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. 209541-LT.

Dated: June 29<sup>th</sup>, 2023

(attached to Statutory Warranty Deed)

  
Benjamin D. Davidson

  
Erin A. Davidson

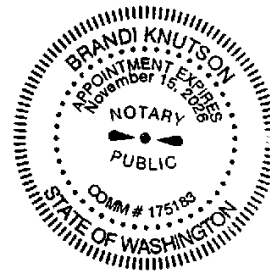
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29 day of June, 2023 by Benjamin D. Davidson and Erin A. Davidson.

  
Signature

Notary  
Title

My commission expires: NOV. 15, 2024



**Exhibit A****PARCEL "A":**

Lots 14 and 15, Block 11, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington. TOGETHER WITH those portions of adjoining Walker Street which, if vacated by operation of law, would attach thereto.

TOGETHER WITH that portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Easterly of the centerline of said right of way and between the Southwesterly extension of the Southeasterly line of Lot 14, Block 11, and the Southwesterly extension of the Southeasterly line of Lot 16, Block 11, as said lines are delineated on the "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

A non-exclusive easement for ingress, egress and utilities over, under and across that portion of said Parcel 2 lying within a strip of land 20 feet wide being 10 feet each side of the centerline of an existing driveway, as now constructed, running in a generally Easterly direction across the Southeasterly portions of Lots 16 and 17, Block 11, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington. TOGETHER WITH those portions of adjoining Walker Street which, if vacated by operation of law, would attach thereto;

TOGETHER WITH that portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Easterly of the centerline of said right of way and between the Southwesterly extension of the Southeasterly line of Lot 16, Block 11, and the Westerly extension of the Northerly line of Walker Street, as said lines are delineated on the "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

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.