

When recorded return to:

Jennifer Angelis and Tony Angelis  
8747 Ershig Road  
Bow, WA 98232

208882-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237312

Jul 18 2023

Amount Paid \$21221.00

Skagit County Treasurer

By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Randolph L. Elde and Rebecca D. Elde, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jennifer Angelis and Tony Angelis, 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: ptn Gov. Lot 8, Sec. 6-34-5

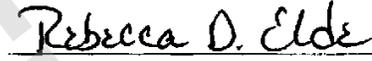
Tax Parcel Number(s): 340506-3-028-0007/P30120

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. 208882-LT.

Dated: July 17<sup>th</sup>, 2023

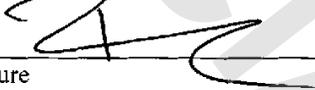
(attached to Statutory Warranty Deed)

  
\_\_\_\_\_  
Randolph L. Elde

  
\_\_\_\_\_  
Rebecca D. Elde

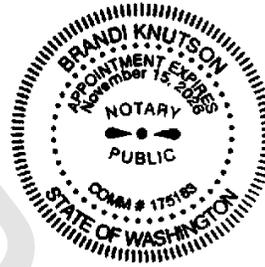
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 17 day of July, 2023 by Randolph L. Elde and  
Rebecca D. Elde.

  
\_\_\_\_\_  
Signature

Notary  
\_\_\_\_\_  
Title

My commission expires: Nov. 15, 2026



## Exhibit A

### PARCEL A:

That portion of Government Lot 8, Section 6, Township 34 North, Range 5 East, W .M., described as follows:

Beginning the Northeast corner of said Government Lot 8,  
thence South 00°39'55" East along the East line of said Government Lot 8, a distance of 287.39 feet;  
thence North 89°49'36" West, a distance of 313.62 feet;  
thence North 1°25'44" West, a distance of 150.87 feet to the point of curvature of a curve to the left having a radius of 80.00 feet;  
thence Northerly along said curve through a central angle of 7°06'00", and an arc distance of 9.91 feet,  
thence North 8°31'45" East, a distance of 59.48 feet to the point of curvature of a curve to the left having a radius of 80.00 feet;  
thence Northwesterly along said curve through a central angle of 81°17'44", and an arc distance of 113.51 feet to a point on the North line of said Government Lot 8;  
thence South 89°49'29" East along the North line of said Government Lot 8, distance of 402.59 feet to the point of beginning.

(Also known as Parcel B of Record of Boundary Line Adjustment recorded under Auditor's File No. 201011300075, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.

### PARCEL B:

An easement for ingress, egress and utilities over, under and through a Twenty (20) foot strip, the centerline of which is described as follows:

Beginning at the Southwest corner of that certain parcel conveyed to Skagit County by right of way deed as recorded under Auditor's File No. 9812310113, records of Skagit County, Washington;  
thence South 30°25'34" East along the Southerly extension of the West line of said parcel, a distance of 11.62 feet to the point of beginning of this centerline description;  
thence South 89°49'29" East parallel with the North line of said Government Lot 8, a distance of 224.45 feet to the point of curvature of a curve to the right having a radius of 70.00 feet;  
thence Southeasterly and Southerly along said curve through a central angle of 81°17'44", and an arc distance of 99.32 feet;  
thence South 8°31'45" East a distance of 59.48 feet to the point of curvature of a curve to the right having a radius of 70.00 feet;  
thence Southerly along said curve through a central angle of 7°06'00", and an arc distance of 3.67 feet;  
thence South 1°25'44" East, a distance of 150.59 feet to a point on the Westerly prolongation of the South line of the above described Parcel B and the terminal point of this centerline description.

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.