

When recorded return to:

Jordan Stephan and Rachel Stephan
31578 East 2nd Street
Lyman, WA 98263

209551-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237420

Jul 27 2023

Amount Paid \$6885.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Patrick Grant, an unmarried person as his separate property** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jordan Stephan and Rachel Stephan, 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: Lot 1, Blk E, Town of Lyman, and ptn SW NE 17-35-6 E W.M.

Tax Parcel Number(s): 4131-003-001-0007/P74539 & 350617-0-119-0002/P41453 & 350617-0-038-0000/P41353

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. 209551-LT.

Dated: July 19th, 2023

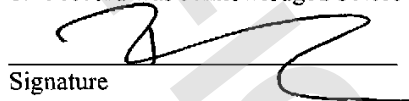
(attached to Statutory Warranty Deed)



Patrick Grant

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 19 day of July, 2023 by Patrick Grant.


Signature
Title

My commission expires: Nov. 15, 2026

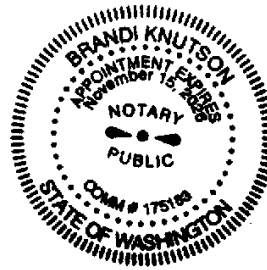


Exhibit A**PARCEL "A":**

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 50 feet East of the Northeast corner of Block E, "THE TOWN OF LYMAN, W.T.," as per plat recorded in Volume 1 of Plats, page 8, records of Skagit County, Washington;
thence East 150 feet;
thence South 100 feet;
thence West 150 feet on a line parallel with the North line of said Block E;
thence North 100 feet to the point of beginning.

TOGETHER WITH the vacated South 20 feet of Second Street adjacent to the North line thereof, which upon vacation reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 1, Block E, "THE TOWN OF LYMAN, W.T.," as per plat recorded in Volume 1 of Plats, page 8, records of Skagit County, Washington, EXCEPT the South 20 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 1, Block E, "THE TOWN OF LYMAN, W.T.,"
thence North 20 feet;
thence East parallel with the North line of said Lot 100 feet;
thence South parallel with the East line of said Lot 100 feet to the Easterly projection of the North line of the South 20 feet of said Lot 1;
thence West 50 feet to the Northeast corner of said South 20 feet of said lot;
thence North along the East line of said lot to its Northeast corner;
thence West 50 feet to the point of beginning.

EXCEPT any portion thereof lying within boundaries of existing streets.

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.