

When recorded return to:

Christopher J. Lee and Courtney C. Lee
1517 Lake Washington Boulevard South
Seattle, WA 98144

208926-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237439

Jul 28 2023

Amount Paid \$25671.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Barbera Cook Brooks, an unmarried person** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Christopher J. Lee and Courtney C. Lee, 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 6, 18-33-4 & ptn SE SE, 13-33-3

Tax Parcel Number(s): 330418-0-007-0000/P16759 & 330313-4-006-0100/P127906 & 330418-0-020-0100/P127907 & 330313-4-005-0000/P15840

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. 208926-LT.

Dated: July 27th, 2023

(attached to Statutory Warranty Deed)

Barbera Cook Brooks
Barbera Cook Brooks

STATE OF WASHINGTON

COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of July, 2023 by Barbera Cook Brooks.

Signature

Title

My commission expires: Nov. 15, 2026

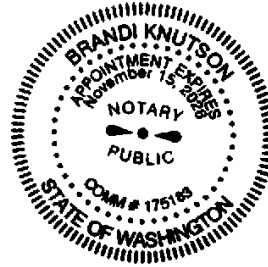


Exhibit A

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 33 North, Range 3 East, W.M. and that portion of Government Lot 6, Section 18, Township 33 North, Range 4 East, W.M. described as follows:

Beginning at the South Section corner common to said Sections 13 and 18;
thence North perpendicular to said Section line North $00^{\circ}01'21''$ West 1,142.04 feet to an existing fence line and the point of beginning of this description;
thence South $89^{\circ}03'16''$ West 173.83 feet along said fence to an angle point;
thence North $45^{\circ}34'58''$ West 263.51 feet more or less to the North line of the Southeast 1/4 of the Southeast 1/4;
thence East 402.33 feet along said North line and the North line of Government Lot 6 to West line of the right of way for Skagit City Road;
thence Southeasterly along said right of way a distance of 209.31 feet, more or less, to an existing fence line being a point East of the point of beginning;
thence South $89^{\circ}03'16''$ West along said fence for a distance of 149.3 feet to the point of beginning.

EXCEPT the right of way of Diking District No. 2 as condemned in Skagit County Superior Court Cause No. 3747, 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.