

When recorded return to:

Tracy Nimmerrichter-Burgess
13595 Avon Allen Road
Mount Vernon, WA 98273

209757-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237729

Aug 18 2023

Amount Paid \$16415.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Duane A. Melcher, an unmarried person** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Tracy Nimmerrichter-Burgess, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

Tax Parcel Number(s): 340312-3-002-0104/P21647
PARCEL "A":

Tract 2 of Skagit County Short Plat No. 45-76, approved September 13, 1976, recorded September 14, 1976 in Book 1 of Short Plats, page 169, under Auditor's File No. 842561, being a portion of Government Lot 3, of Section 12, Township 34 North, Range 3 East, W.M.;

EXCEPT THEREFROM the following described tract:

BEGINNING at a point on the West line of said Government Lot 3 which is North 0°04'54" East 170.07 feet from the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 12;
thence North 88°22'52" East 237.38 feet to the TRUE POINT OF BEGINNING;
thence South 27°24'00" East 453.05 feet to the North line of Second Street as shown on "Plat of River View Addition, Town of Avon", as per plat recorded in Volume 3 of Plats, page 21, records of Skagit County, Washington;
thence Northeasterly along the North line of said Second Street 266.77 feet;
thence North 27°24'00" West a distance of 454.75 feet;
thence Southwesterly parallel to the North line of said Second Street to a point which lies North 27°24'00" West from the TRUE POINT OF BEGINNING;
thence South 27°24'00" East to the TRUE POINT OF BEGINNING.

AND EXCEPT that portion of said Tract 2 of Skagit County Short Plat No. 45-76, lying Easterly of the following described line:

Line Description

BEGINNING at a point on the West line of Government Lot 3, which is North 0°04'54" East 170.07 feet from the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 12;

thence North 88°22'52" East 237.38 feet to the TRUE POINT OF BEGINNING;
thence North 0°04'54" East, parallel with the West line of Government Lot 3 to a point on the
Northerly line of said "Tract 2 of Skagit County Short Plat No. 45-76" and the terminus of this
line description;

AND ALSO EXCEPT that portion as granted to Glen K. Loy and Betty R. Loy, by Boundary
Line Adjustment Deed recorded December 12, 1992, under Skagit County Auditor's File No.
9212240089;

TOGETHER WITH the South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the
Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M.;

EXCEPT roads (being the West 30.00 feet thereof);

AND EXCEPT the South 73.00 feet, (as measured perpendicular to the South line of said
subdivision) of the West 200.00 feet (as measured perpendicular to the East line of the West
30.00 feet of said subdivision), (said subdivision being the South 1/2 of the North 1/2 of the
South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12,
Township 34 North, Range 2 East, W.M.)

AND TOGETHER WITH the North 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4
of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East,
W.M.;

EXCEPT roads;

AND EXCEPT the West 200 feet of the remainder;

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A 10-foot wide non-exclusive easement for ingress, egress and utilities as described on
document recorded under Skagit County Auditor's File No. 9806250119.

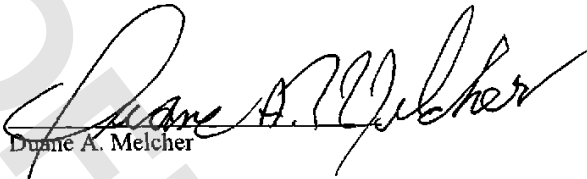
Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 340312-3-002-0104/P21647

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.
209757-LT.

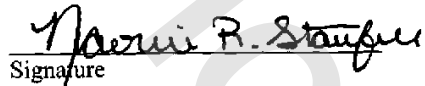
Dated: **August 16, 2023**

(Attached to Statutory Warranty Deed)


Duane A. Melcher

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16th day of August, 2023 by Duane A. Melcher.


Signature

Notary
Title

My commission expires: 03-17-26

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

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.