

When recorded return to:

Michael S. Brown, Leaha A. Brown, and Shawn T. Brown
305 Hutto Street
Kenai, AK 99611

209504-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237775
Aug 22 2023
Amount Paid \$14012.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Cody Corfe, an unmarried person**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION**

in hand paid, conveys and warrants to **Michael S. Brown and Leaha A. Brown, a married couple,
and Shawn T. Brown, a married person as their separate property**

the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

ptn SE SW, 24-36-04 E W.M.

Tax Parcel Number(s): 360424-0-011-0102/P100487

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.
209504-LT.

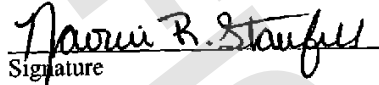
Dated: August 22nd, 2023

(attached to Statutory Warranty Deed)


Cody Corfe

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 22nd day of August, 2023 by Cody Corfe.


Signature

Notary
Title

My commission expires: 03-17-26

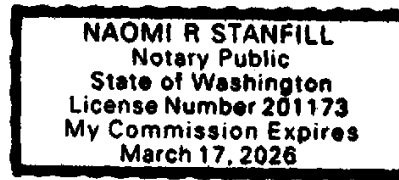


Exhibit A

The North 140 feet of the West 300 feet of the following described tract:

The Southeast 1/4 of the Southwest 1/4, EXCEPT the West 90.75 feet thereof in Section 24, Township 36 North, Range 4 East, W.M.;

EXCEPTING from the above described premises, that portion thereof lying with the boundaries of the Upper Samish Road;

TOGETHER WITH the following described parcel:

BEGINNING at the Southeast corner of the North 140 feet of the West 300 feet of the Southeast 1/4 of the Southwest 1/4, EXCEPT the West 90.75 feet thereof in Section 24, Township 36 North, Range 4 East, W.M., as conveyed to Cody Corfe, a single man, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 201205240066 (herein described as the 'Corfe Parcel');

thence Easterly parallel to the North line of the said Southeast 1/4 of the Southwest 1/4 of said Section 24, Township 36 North, Range 4 East, W.M., to the East line of that parcel conveyed to Blake Gross and Joey Gross, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200712190072;

thence Northerly along said East line to the North line of said Southeast 1/4 of the Southwest 1/4 of said Section 24, Township 36 North, Range 4 East, W.M.;

thence Westerly along the said North line to the Northeast corner of the above described Corfe parcel;

thence Southerly along the East line of the Corfe parcel to the POINT OF BEGINNING.

ALSO TOGETHER WITH that portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 36 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of the Southwest 1/4 of said Section 24, (Southwest Section corner);

thence South 87°56'50" East along the South line of said Southwest 1/4 for a distance of 1,641.96 feet, more or less, to the Southerly projection of the Easterly right-of-way margin of Upper Samish Road;

thence North 0°10'59" East along said Easterly line for a distance of 870.43 feet, more or less, to the Southwest corner of that certain parcel conveyed to David W. Bryson and Diane Bryson, husband and wife, by Quit Claim Deed recorded under Skagit County Auditor's File No. 200103070094;

thence South 87°56'11" East along the South line of said Bryson parcel for a distance of 223.45 feet, more or less, to the Southeast corner thereof;

thence North 2°14'10" East along the East line of said Bryson parcel for a distance of 310.00 feet, more or less, to the Northeast corner thereof, also being

the Southwest corner of that certain parcel conveyed to Cody Corfe by Quit Claim Deed recorded under Skagit County Auditor's File No. 201407290113;

thence South 87°56'11" East along the South line of said Corfe parcel parallel with the North line of said Southeast 1/4 of the Southwest 1/4 for a distance of 35.00 feet to the TRUE POINT OF BEGINNING;

(continued...)

thence continue South 87°56'11" East along said South line of said Corfe parcel for a distance of 463.96

feet, more or less, to the Southeast corner thereof, also being the East line of that certain parcel conveyed to Dale and Amy Wolters, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 201412050032;
thence South 2°03'10" West along said East line for a distance of 101.85 feet;
thence North 87°56'11" West for a distance of 426.38 feet, more or less, to a point bearing South 0°36'05" West from the TRUE POINT OF BEGINNING;
thence North 0°36'05" East for a distance of 101.89 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO TOGETHER WITH that portion of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 36 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of that certain parcel conveyed to Taylor J. Reijm by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 201402210085;
thence South 87°56'11" East along the South line of said Reijm parcel, also being the South line of said Northeast 1/4 of the Southwest 1/4, for a distance of 703.09 feet, more or less, to the Northeast corner of that certain parcel conveyed to Cody Corfe by Quit Claim Deed recorded under Skagit County Auditor's File No. 201407290113,
thence North 2°03'10" East along a Northerly projection of the East line of said Corfe parcel for a distance of 10.00 feet;
thence North 87°56'11" West for a distance of 703.42 feet, more or less, to the East margin of Upper Samish Road at a point bearing North 0°10'59" East from the POINT OF BEGINNING;
thence South 0°10'59" West along said East line for a distance of 10.00 feet, more or less, to the POINT OF BEGINNING.

ALSO EXCEPT that portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 36 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of the Southwest 1/4 of said Section 24, (Southwest Section corner);
thence South 87°56'50" East along the South line of said Southwest 1/4 for a distance of 1,641.96 feet, more or less, to the Southerly projection of the Easterly right-of-way margin of Upper Samish Road;
thence North 0°10'59" East along said Easterly line for a distance of 870.43 feet, more or less, to the Southwest corner of that certain parcel conveyed to David W. Bryson and Diane Bryson, husband and wife, by Quit Claim Deed recorded under Skagit County Auditor's File No. 200103070094;
thence South 87°56'11" East along the South line of said Bryson parcel for a distance of 223.45 feet, more or less, to the Southeast corner thereof;
thence North 2°14'10" East along the East line of said Bryson parcel for a distance of 310.00 feet, more or less, to the Northeast corner thereof, also being the Southwest corner of that certain parcel conveyed to Cody Corfe by Quit Claim Deed recorded under Skagit County Auditor's File No. 201407290113;
thence South 87°56'11" East along the South line of said Corfe parcel parallel with the North line of said Southeast 1/4 of the Southwest 1/4 for a distance of 35.00 feet to the TRUE POINT OF BEGINNING;
thence North 0°36'05" East for a distance of 7.00 feet;
thence North 87°56'11" West parallel with the North line of said Southeast 1/4 of the Southwest 1/4 for a distance of 296.61 feet, more or less, to said East margin of Upper Samish Road;

(continued...)

thence South $0^{\circ}10'59''$ West along said East line for a distance of 7.00 feet, more or less, to the Northwest corner of said Bryson parcel recorded under Skagit County Auditor's File No. 200103070094, at a point bearing North $87^{\circ}56'30''$ West from the TRUE POINT OF BEGINNING;
thence South $87^{\circ}56'11''$ East along said North line, or North line projected, for a distance of 269.56 feet, more or less, to the TRUE POINT OF BEGINNING.

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.