

When recorded return to:

Lisenby Holdings LLC  
21058 Estate Drive  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237992

Sep 08 2023

Amount Paid \$15970.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

Guardian NW Title 23-18956-TW

THE GRANTOR(S) **GALLEY 5 REAL ESTATE LLC, a Washington Limited Liability Company**, 12708  
Leatherwood Lane, Bow, WA 98232,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Lisenby Holdings LLC, a Washington Limited Liability Company**

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE  
INCORPORATED HEREIN AND MADE A PART THEREOF.

Abbreviated legal description: Ptn. Gov. Lot 1, Section 6, Township 34 North, Range 4 East (Pg. 3)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P23605/340406-0-013-0203 & P23602/340406-0-012-0006

Statutory Warranty Deed  
LPB 10-05

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Dated: 9/7/23

GALLEY 5 REAL ESTATE LLC, a Washington Limited Liability Company

By: [Signature]  
Timothy B. White, Manager/Member

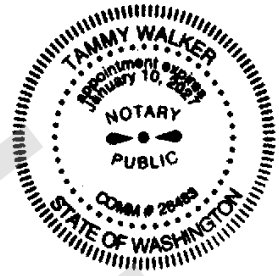
STATE OF WASHINGTON  
COUNTY OF WHATCOM

This record was acknowledged before me on 7th day of September, 2023 by Timothy B. White,  
Manager/Member of GALLEY 5 REAL ESTATE LLC.

[Signature]  
Signature

Notary  
Title

My commission expires: 1/10/27



**EXHIBIT A**

23-18956-TW

**PARCEL A:**

The East 108 feet (measured along the South line of SSH No. 1-C) of the West Half of the West Half of Government Lot 1 of Section 6, Township 34 North, Range 4 East of the Willamette Meridian, lying South of SSH No. 1-C and North of a line 200 feet South (measured at right angles to said SSH No. 1-C) and parallel with the South line of said highway;

EXCEPT that portion as condemned to the State of Washington by Decree of Appropriation filed April 25, 2008, under Skagit County Superior Court Cause No. 07-2-00966-6.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of the West Half of the West Half of Government Lot 1 of Section 6, Township 34 North, Range 4 East of the Willamette Meridian, lying South of State Route 20, and North of a line running parallel with the South line of said State Route 20, said line passing through a point which lies 77 feet Northeasterly of Highway Engineers Station S - EW - 13 + 00, as shown in that certain Deed executed by Kenneth S. Goulter, et ux, to the State of Washington for State Route 20, Interchange of SR 5 Skagit River to Jct. SR 20, as recorded June 2, 1972, under Auditor's File No. 769083, records of Skagit County, Washington;

EXCEPT that portion conveyed to William M. Snelson, et al, by Deed recorded January 21, 1968, under Auditor's File No. 709703, records of Skagit County, Washington;

AND EXCEPT that portion conveyed to the State of Washington for said State Route 20 Interchange by Deed recorded June 2, 1972, under Auditor's File No. 769083, records of Skagit County, Washington;

AND ALSO EXCEPT EXCEPT that portion as condemned to the State of Washington by Decree of Appropriation filed April 25, 2008, under Skagit County Superior Court Cause No. 07-2-00966-6.

Situated in Skagit County, Washington.

**EXHIBIT B**

23-18956-TW

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: June 2, 1972

Auditor's No.: 769083, records of Skagit County, Washington

To: State of Washington

Affects: Parcels A and B

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 21, 1965

Auditor's No(s): 672003, records of Skagit County, Washington

In favor of: Bechtel Corporation, a Delaware corporation

For: Right-of-way for pipe lines

Affects: The Easterly and Southerly 10 feet of said Parcel A

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 27, 1973

Auditor's No(s): 791441, records of Skagit County, Washington

In favor of: State of Washington

For: Right to enter upon Grantor's remaining lands where necessary to construct said approach

Affects: Said premises

4. Easement, including the terms and conditions thereof, Quit Claimed by instrument(s);

Recorded: April 25, 1975

Auditor's No(s): 816589, records of Skagit County, Washington

In favor of: City of Burlington

For: Sewer pipeline and appurtenances

Affects: The North 10 feet of the East 40 feet

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded November 7, 1995 as Auditor's File No. 9511070070.

6. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) condemned by proceedings:

Under: Skagit County Superior Court Case No. 07-2-00966-6

To: State of Washington

7. Easement and Agreement, including the terms and conditions thereof, by instrument(s);

Dated: June 9, 1977

Recorded: January 4, 2021

Auditor's No(s): 202101040157, records of Skagit County, Washington

In favor of: Cocusa, Inc.

For: Solid waste station, sewer pipeline and appurtenances

Affects: as described in instrument

**End of Exhibit B**

Statutory Warranty Deed  
LPB 10-05

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## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents 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.