

When recorded return to:

Joseph M. Organick and Karen A. Wohlen
8515 South Windmill Drive
Spokane, WA 99223

Land Title and Escrow
210100-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238016
Sep 11 2023
Amount Paid \$102080.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Nels G. Strandberg, unmarried as his separate property** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Joseph M. Organick and Karen A. Wohlen, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

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

Lots 4 & 5, Blk 284, Map of Anacortes (AKA Tr. A, Sur. 201008190036)

Tax Parcel Number(s): 3772-284-005-0005/P56455 & 350218-0-003-0004/P32863

For Full Legal See Attached "Exhibit A"

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. 210100-LT.

Dated: August 30, 2023


(attached to Statutory Warranty Deed)



Nels G. Strandberg

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8 day of sep, 2023 by Nels G. Strandberg.



Signature

Notary Public

Title

My commission expires:

Aug 30 2025



Exhibit A

PARCEL "A":

Lots 4 and 5, Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the North 1/2 of the vacated alley adjoining said Lots 4 and 5.

ALSO, that portion of Tract 1, Plate 9, Anacortes Tide and Shore Lands, according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington, lying between the West line of Lot 5, and the East line of Lot 4 extended Northerly across said Tract 1.

ALSO, that portion of vacated Railroad Avenue adjoining Lots 4 and 5, Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, and lying between the East line of Lot 4, said Block 284, produced North and the West line of Lot 5, said Block 284, produced North.

(Also known as Tract A, Survey 201008190036.)

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress across the East 12 feet of Lot 17 and vacated alley adjacent thereto, of said Block 284.

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.