

When recorded return to:

Alan Dean Chandler and Cynthia Kay Chandler
27957 Burmaster
Sedro-Woolley, WA 98284

210181-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238139
Sep 21 2023
Amount Paid \$3045.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **JAMKE, a California Partnership** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Alan Dean Chandler and Cynthia Kay Chandler, a married couple, Daniel Hunter Von Herbulis, an unmarried person and Chelsea Marie Smart, an unmarried person, as Joint Tenants with Right of Survivorship** the following described real estate, situated in the County of Skagit, State of Washington:

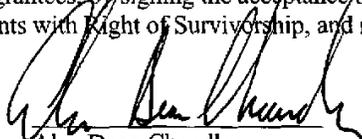
For Full Legal See Attached "Exhibit A"

Abbreviated Legal: ptn Lot 7 and ptn Lots 10-12, Chase Acreage

Tax Parcel Number(s): 3881-000-011-0104/P64379

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. 210181-LT.

The grantees, by signing the acceptance below, evidence their intention to acquire said premises of Joint Tenants with Right of Survivorship, and not as Community Property or as Tenants in Common.


Alan Dean Chandler


Cynthia Kay Chandler

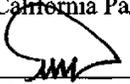

Daniel Hunter Von Herbulis


Chelsea Marie Smart

Dated this 19 day of September, 2023.

(attached to Statutory Warranty Deed)

JAMKE, a California Partnership

By: 
John A. Myrtakis, Manager

STATE OF _____

COUNTY OF _____

This record was acknowledged before me on _____ day of _____, 2023 by John A. Myrtakis,
Manager of JAMKE.

Signature

See attached

Title

My commission expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus) ss.

On September 19 2023 before me,

MANDEEP KAUR

Notary Public personally appeared John A. Mykhalakis

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE [Signature]



Exhibit A

PARCEL "A":

The North 180 feet of the West 121 feet of Tract 11, "CHASE ACREAGE," as per plat recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington,

EXCEPT that portion lying within the following described tract:

All that portion of Tracts 10, 11 and 12, "CHASE ACREAGE," as per plat recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington, described as follows:

Beginning at the East $\frac{1}{4}$ corner of Section 19, Township 35 North, Range 5 East, W.M., from which the West $\frac{1}{4}$ corner of said Section 19 bears South $89^{\circ}58'30''$ West;
thence North $24^{\circ}19'46''$ West a distance of 199.66 feet;
thence due North a distance of 241.9 feet to the true point of beginning of this description;
thence North $88^{\circ}47'25''$ West a distance of 167.45 feet;
thence North $01^{\circ}25'00''$ West a distance of 81.00 feet paralleling the centerline of the Puget Sound Power and Light Company power easement and 25 feet Easterly therefrom;
thence North $88^{\circ}47'25''$ West a distance of 98.08 feet;
thence North $00^{\circ}22'52''$ East a distance of 165.02 feet;
thence North $89^{\circ}35'00''$ East a distance of 226.89 feet;
thence South $15^{\circ}14'53''$ East a distance of 150.19 feet;
thence due South a distance of 108.35 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 7, "CHASE ACREAGE," as per plat recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 7;
thence South $00^{\circ}55'45''$ East along the East line of said Lot 7 a distance of 200.00 feet to the Southeast corner of that tract of land conveyed to Billy D. Ray and Pauline Hancoop Ray by Warranty Deed recorded under Auditor's File No. 733452, records of Skagit County, Washington;
thence North $89^{\circ}52'24''$ West along the South line of said tract a distance of 51.99 feet;
thence North $00^{\circ}37'19''$ East a distance of 199.97 feet to the North line of said Lot 7;
thence South $89^{\circ}52'24''$ East along the North line of said Lot 7 a distance of 46.58 feet to the point of beginning of this description.

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.