

When recorded return to:

Craig Pruitt and Abigail Joanne Biederman
1415 Commercial Avenue, #158
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238455

Oct 19 2023

Amount Paid \$27253.13
Skagit County Treasurer
By Lena Thompson Deputy

Land Title and Escrow
209816-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Brian D. Johnson and Kathleen B. Johnson**, a married couple for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Craig Pruitt**, an unmarried person as to **50% interest**, and **Abigail Joanne Biederman**, an unmarried person as to **50% interest**, as tenants in common the following described real estate, situated in the County of Skagit, State of Washington:

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

Lots 1-12 and Lots 29-38, Blk 18, Fidalgo Bay Add (aka Lot 4, Survey AF #200406150150)

Tax Parcel Number(s): 3841-018-038-1005/P60720

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. 209816-LT.

Dated: October 17, 2023

(attached to Statutory Warranty Deed)

Brian D. Johnson
Brian D. Johnson

Kathleen B. Johnson
Kathleen B. Johnson

STATE OF WASHINGTON

COUNTY OF SKAGIT

This record was acknowledged before me on 18 day of oct, 2023 by Brian D. Johnson and Kathleen B. Johnson.

Brianna Maldonado
Signature

Notary Public
Title

My commission expires: Aug 30, 2025

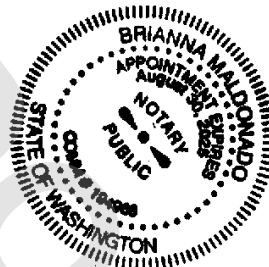


Exhibit A**PARCEL "A":**

Lots 1 through 12, inclusive, and Lots 29 through 38, Block 18, "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH those portions of adjacent streets vacated and abandoned by operation of law, Skagit County Superior Court Cause No. 91-2-00133-5;

EXCEPT any portion within a strip of land, 60 feet in width, lying Westerly of the following described line:

Commencing at the Southwest corner of Section 32, Township 35 North, Range 2 East, W.M.;
thence South 88°03'11" East along the South line of said Section 32, 1155.48 feet to the most Westerly right-of-way line of Highway 20;
thence North 11°37'35" West 102.85 feet to the Southerly line of unconstructed Tennessee Avenue;
thence South 88°04'49" East along said Southerly line 26.22 feet;
thence North 32°52'12" West 124.22 feet;
thence South 50°42'01" West 99.77 feet;
thence South 63°47'42" West 158.03 feet;
thence North 77°14'12" West 192.49 feet, more or less, to the Easterly right-of-way line of a City of Anacortes water line easement recorded under Auditor's File No. 242886, records of Skagit County, Washington;
thence North 26°45'57" West, 774.47 feet, more or less, along said Easterly right-of-way line to a point located within Wall Street East of the centerline of Block 18 (Bearing South 88°05'29" East) to the true point of beginning of this description;
thence North 26°45'57" West, 501.60 feet;
thence North 46°36'05" West, 118.17 feet, more or less, to a point on the Northerly line of Block 20.

(Also known as Lot 4 of Survey recorded under Auditor's File No. 200406150150).

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress, and utilities as conveyed by documents recorded under Auditor's File Nos. 8910050002 and 9510240135, records of Skagit County, Washington.

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.