



202310300072

10/30/2023 01:27 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

Justin Raymond Sandock
3809 Fremont Avenue North
Seattle, WA 98103

209211-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20238590

OCT 30 2023

Amount Paid \$ 3,160.20
Skagit Co. Treasurer
By *KA* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Gail I. Taylor, a single person**

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

in hand paid, conveys and warrants to **Justin Raymond Sandock, an unmarried person**

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.)

Lot 695, Shelter Bay Div. 4

Tax Parcel Number(s): 5100-004-695-0000/P128896

Leasehold Estate affecting the following land created by the instrument herein referred to as the Lease which is identified as follows:

Dated: August 9, 1975

Recorded: March 18, 1985

Auditor's File No.: 8503180041

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Garth H. Thurber and Lynette Thurber, husband and wife

Assignment of Leasehold Estate and terms, provisions and conditions thereof.

Recorded: October 30, 2023 Auditor's File No.: 202310300071

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. 209211-LT.

Dated: October 19, 2023

(attached to Statutory Warranty Deed)

Gail I. Taylor
Gail I. Taylor

STATE OF Arizona
COUNTY OF Pinal

This record was acknowledged before me on 24th day of October 2023 by Gail I. Taylor.

Sharon Sweda, Notary Public
Signature

Notary Public
Title

My commission expires: 6-27-2025

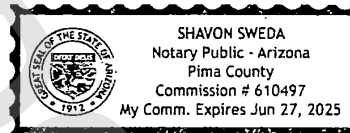


Exhibit A

A leasehold interest in the following described tract:

Lot 695, REVISED MAP OF SURVEY OF SHELTER BAY DIV. 4, according to the survey recorded July 8, 1970, in Volume 48 of Official Records, pages 627 through 631, under Auditor's File No. 740962, 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.