

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238801

Nov 17 2023

Amount Paid \$23980.14
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Kathleen J. Cargol and Peter M. Omalanz, Trustees
Peter M. Omalanz and Kathleen J. Cargol Revocable Trust dated October 23, 2017
P.O. Box 999
Anacortes, WA 98221

Land Title and Escrow
210586-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Edwin A. Frank and Darryln P. Frank, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Kathleen J. Cargol and Peter M. Omalanz, Trustees of Peter M. Omalanz and Kathleen J. Cargol Revocable Trust dated October 23, 2017** the following described real estate, situated in the County of Skagit, State of Washington:

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

ptn of the NW 1/4 of the NE 1/4 of Sec. 25-35-1 E W.M.

Tax Parcel Number(s): 350125-0-021-0004/P31969

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. 210586-LT.

Dated: November 7, 2023

(attached to Statutory Warranty Deed)

Edwin Frank
Edwin Frank

Darryln P. Frank
Darryln P. Frank

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 15 day of Nov., 2023 by Edwin Frank and Darryln P. Frank.

Cheryl A. Froehlich
Signature

Notary
Title

My commission expires: 3-7-24

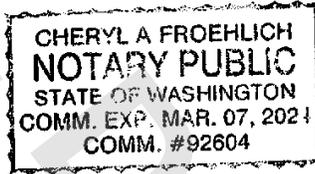


Exhibit A

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST W.M., LYING EAST OF THE CITY ROAD AS CONVEYED UNDER AUDITOR'S FILE NOS. 678696 AND 692635, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 372 FEET WEST OF THE WEST LINE OF THE J. H. HAVEKOST'S ADDITION TO ANACORTES, WASHINGTON, AND BEING ON THE CENTERLINE OF 31ST STREET WHEN EXTENDED;
THENCE WEST 372 FEET;
THENCE NORTH 296 FEET, MORE OR LESS, TO THE CENTERLINE OF 30TH STREET WHEN EXTENDED;
THENCE EAST 372 FEET;
THENCE SOUTH 296 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

EXCEPT ROAD OR STREET OFF OF OR THROUGH THE WEST END THEREOF:

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT A POINT 372 FEET WEST OF THE WEST LINE OF J. H. HAVEKOST'S ADDITION TO ANACORTES, WASHINGTON, AND BEING ON THE CENTERLINE OF 31TH STREET WHEN EXTENDED;
THENCE NORTH 0°04'28" EAST 296 FEET, MORE OF LESS, TO THE CENTERLINE OF 30TH STREET WHEN EXTENDED,
THENCE NORTH 89°56'13" WEST 213 FEET ALONG SAID CENTERLINE, TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°56'13" WEST 122.35 FEET, MORE OR LESS, ALONG SAID CENTERLINE TO THE EAST LINE OF A EASEMENT GRANTED TO CITY OF ANACORTES FOR ROAD UNDER AUDITOR'S FILE NUMBER 678695;
THENCE SOUTH 0°08'19" EAST 90.5 FEET ALONG THE EAST LINE OF SAID EASEMENT;
THENCE SOUTH 89°56'13" EAST 122.01 FEET;
THENCE NORTH 0°04'28" EAST 90.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT WHICH IS 485 FEET SOUTH AND 330 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SUBDIVISION TO THE CENTER LINE OF 30TH STREET IN THE CITY OF ANACORTES, PROJECTED;
THENCE EAST 44.88 FEET, MORE OR LESS, ALONG THE CENTER LINE OF 30TH STREET PROJECTED TO THE CENTERLINE OF EXISTING UNPLATTED CITY ROAD CONNECTING 29TH STREET WITH 32ND STREET IN THE CITY OF ANACORTES;
THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID ROAD TO A POINT WHICH BEARS SOUTH 89°50'30" EAST FROM THE POINT OF BEGINNING,
THENCE NORTH 89°50'30" WEST 44.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT ROAD.

(continued...)

(SAID PARCEL ALSO SHOWN OF RECORD AS TRACT 'BA' OF THE BOUNDARY SURVEY,
ANACORTES BOUNDARY LINE ADJUSTMENT 98-001, RECORDED JUNE 12, 1998, UNDER
SKAGIT COUNTY AUDITOR'S FILE NO. 9806120045.)

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.