

When recorded return to:

Barry Alan Trent and Katrina Esther Trent
7204 Kiowa Circle
Chanhassen, MN 55317

209871-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238835

Nov 22 2023

Amount Paid \$11698.00

Skagit County Treasurer
By Candi Newcombe Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Judith M. Hannigan, individually and as Surviving Spouse of James J. Hannigan, deceased**, an unmarried person as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Barry Alan Trent and Katrina Esther Trent, a married couple** 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 51 & 52, Nookachamp Hills PUD, Ph I

Tax Parcel Number(s): 4722-000-051-0000/PI13892

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. 209871-LT.

Dated this 21 day of November, 2023.

(attached to Statutory Warranty Deed)


Judith M. Hannigan

STATE OF WASHINGTON

COUNTY OF SKAGIT

This record was acknowledged before me on 21 day of NW, 2023 by Judith M. Hannigan.

Signature

Title

My commission expires: NW. 15, 2024

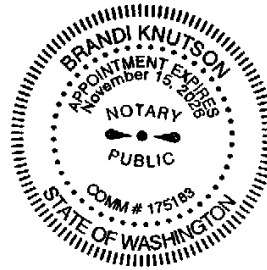


Exhibit A

Lot 51 of "The Plat of Nookachamp Hills Planned Unit Development, Phase 1," as recorded under Auditor's File No. 9811020154, records of Skagit County, Washington, being in a portion of Section 36, Township 34 North, Range 4 East of W.M.;

Together with that portion of Lot 52 in said Plat of Nookachamp Hills described as follows:

Beginning at the Northeast corner of said Lot 52;
thence South 83°35'40" West, along the Northerly line of said Lot 52, a distance of 20.00 feet;
thence South 13°09'32" East, 129.88 feet to the Southeast corner of said Lot 52;
thence North 4°18'25" West, 129.07 feet to the point of beginning.

Except that portion of said Lot 51 described as follows:

Beginning at the Northwest corner of Lot 50 in said Plat of Nookachamp Hills;
thence South 83°35'40" West, 20.42 feet to the Southeast corner of Lot 55 in said Plat of Nookachamp Hills;
thence South 14°04'52" East, 120.20 feet to the Southeast corner of said Lot 51;
thence North 4°18'25" West, 119.20 feet to the point of beginning.

Situate in Skagit County, 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.