

When recorded return to:

Julie A. Johnson  
PO Box 2211  
Mt Vernon, WA 98273

210726-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238900  
Nov 30 2023  
Amount Paid \$6405.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Deborah L. Wake, Wendy D. Sebastian, Teresa A. Sylvester, and Sandy P. Calvo, each as their separate property and each as to an undivided 1/4 interest** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Julie A. Johnson, 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.)

Ptn. Lot 9, Block 1, "Kloke's Add. to Burlington'

Tax Parcel Number(s): 4088-001-009-0014/P72626

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. 210726-LT.

By execution of the subject deed, the Life Estate Reservation held by Wendy D. Sebastian is hereby extinguished.

Dated: November 22, 2023

(attached to Statutory Warranty Deed)

\_\_\_\_\_  
Deborah L. Wake

\_\_\_\_\_  
Wendy D. Sebastian, by Deborah L. Wake, Attorney-In-Fact

\_\_\_\_\_  
Teresa A. Sylvester

Sandy P. Galvo  
\_\_\_\_\_  
Sandy P. Galvo

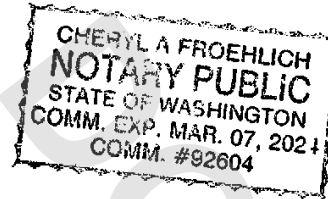
STATE OF WA  
COUNTY OF Snohomish

This record was acknowledged before me on 29 day of Nov, 2023 by

Sandy P. Galvo  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My commission expires: 3-7-24



(attached to Statutory Warranty Deed)

Deborah L. Wake

Wendy D. Sebastian, by Deborah L. Wake, Attorney-In-Fact

Teresa A. Sylvester  
Teresa A. Sylvester

Sandy P. Calvo

STATE OF

COUNTY OF

Washington  
Benton

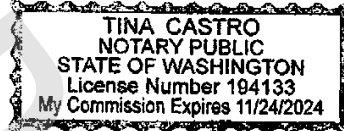
This record was acknowledged before me on 27 day of November, 2023 by

Teresa A. Sylvester  
Tina Castro

Signature

Notary Public  
Title

My commission expires: 11-24-2024



(attached to Statutory Warranty Deed)

Deborah L. Wake

Deborah L. Wake

Wendy D. Sebastian by Deborah L. Wake-Attorney-In-Fact

Wendy D. Sebastian, by Deborah L. Wake, Attorney-In-Fact

\_\_\_\_\_  
Teresa A. Sylvester

\_\_\_\_\_  
Sandy P. Calvo

STATE OF Nevada  
COUNTY OF Clark

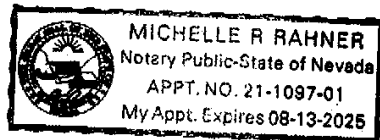
This record was acknowledged before me on 27 day of November 2023 by

Michelle R. Rahner

Michelle R. Rahner  
Signature

Notary Public  
Title

My commission expires: 08/13/2025



State of Nevada  
County of Clark

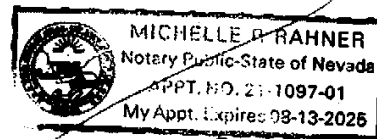
On this 27 day of November, 2023, before me personally appeared Deborah L. Wake to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Wendy D. Sebastian and acknowledged that she signed and sealed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is ~~not incompetent~~ DAW

Given under my hand and official seal the day and year last above written

Michelle R. Rahner

Printed Name: Michelle R. Rahner

My Appointment Expires: 08-13-2025



**Exhibit A**

Lot 9, Block 1 of "KLOKES'S ADDITION TO BURLINGTON," as per plat recorded in Volume 7 of Plats, Page 40, records of Skagit County, EXCEPT the North 8 feet thereof conveyed to the City of Burlington for alley purposes by deed dated March 15, 1956, and recorded as Auditor's File No. 558970 in Volume 291 of Deeds at Page 19.

Situate within the City of Burlington 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.