

When recorded return to:

Jared M. Olson and Kaitlyn C. Reeck
21076 Mann Road
Mount Vernon, WA 98273

210645-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238920

Dec 01 2023

Amount Paid \$8850.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Joni R. Moe, Personal Representative of Estate of Larry C. Wollan** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jared M. Olson, an unmarried person, and Kaitlyn C. Reeck, 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: Ptn Gov Lot 3, 19-33-4 E W.M.

Tax Parcel Number(s): 330419-0-023-0009/P16860 & 330419-0-024-0008/P16861

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. 210645-LT.

Dated: November 30, 2023

(attached to Statutory Warranty Deed)

Estate of Larry C. Wollan

By: Joni R. Moe
Joni R. Moe, Personal Representative

STATE OF WASHINGTON

COUNTY OF SKAGIT

This record was acknowledged before me on 30 day of Nov., 2023 by Joni R. Moe,
Personal Representative of Estate of Larry C. Wollan.

Signature

Title

My commission expires: Nov. 15, 2026

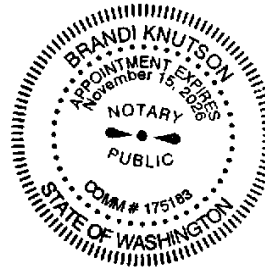


Exhibit A

PARCEL "A": (#P16860): That portion of Government Lot 3 of Section 19, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the Northwest corner of said Section 19, as said point is shown on that certain Record of Survey recorded in Book 20 of Surveys, page 80, under Auditor's File No. 9811300201, and on Revised Skagit County Short Plat No. 41-79, approved July 6, 1979, and recorded July 10, 1979 in Volume 3 of Short Plats, page 139, under Auditor's File No. 7907100003, from which bears the North 1/4 corner of said Section 19, South 89°08'16" East, 2,695.87 feet;

thence South 01°03'56" West, along the West line of said Government Lot 3, 921.69 feet to the

Southwest corner of Lot 2, said Revised Skagit County Short Plat No. 41-79;

thence South 88°56'04" East along the South line of said Lot 2, 1,108.66 feet;

thence South 59°01'08" East, 70.74 feet to the true point of beginning;

thence North 16°06'34" East, 152.69 feet to the North line of said Lot 2;

thence South 46°17'09" East along said North line, 0.16 feet;

thence South 48°54'22" East along said North line, 16.41 feet;

thence South 76°26'35" East along said North line, 14.98 feet;

thence North 59°17'13" East along said North line, 12.28 feet;

thence North 85°03'58" East along said North line, 62.81 feet to the Westerly right of way margin of the Mann Road, said point lying on a curve to the right, the center of which bears North 86°08'02" East, 765.93 feet;

thence Southerly, following said curve to the right along said Westerly right of way margin through a central angle of 01°41'58", an arc distance of 22.72 feet to the end of said curve;

thence South 02°10'00" East along said Westerly right of way margin, 88.79 feet to the beginning of a curve to the left, said curve having a radius of 948.84 feet;

thence Southerly, following said curve to the left along said Westerly right of way margin through a central angle of 02°13'22", an arc distance of 36.81 feet;

thence North 88°23'15" West, 149.26 feet to the true point of beginning.

(Depicted as "WOLLAN" by Survey recorded October 17, 2002, under Skagit County Auditor's File No. 200210170040);

EXCEPT County Road.

Situate in the County of Skagit, State of Washington.

PARCEL "B": (#P16861): That portion of Government Lot 3 in Section 19, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the point of intersection of the dike as it existed on April 15, 1908 and the Westerly line of First Street as shown on the "FIR, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 2 of Plats, page 18, records of Skagit County, Washington;

thence Southerly along the Westerly line of said Street, 150 feet, more or less, to the bridge across Keekeealla Slough as said bridge existed on April 15, 1908;

thence Westerly parallel with said bridge as it so existed to the waters of Keekeealla Slough as they existed on April 15, 1908;

thence Northwesterly along the waters of said Slough as they so existed to the said Dike;

thence Easterly along said dike to the point of beginning,

EXCEPT that portion of said property, if any, lying within tide lands or within shorelands,

AND EXCEPT County road.

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.