

202401090023

01/09/2024 10:42 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Jennifer A. St. Jean
28675 Minkler Road
Sedro-Woolley, WA 98284

210875-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249288

Jan 09 2024

Amount Paid \$11199.60
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 23-19654

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Mathew J. McIntyre and Jena Kae McIntyre, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jennifer Ann St. Jean, 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: Section 14, Township 35 North, Range 5 East - Ptn. North ½

Tax Parcel Number(s): 350514-0-004-0012/P39030

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. 210875-LT.

Dated this 27th day of December, 2023.

(attached to Statutory Warranty Deed)

Mathew J. McIntyre
Mathew J. McIntyre

Jena Kae McIntyre
Jena Kae McIntyre

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of December, 2023 by Mathew J. McIntyre and Jena Kae McIntyre.

Signature [Signature]

Title Notary

My commission expires: Nov 15, 2026

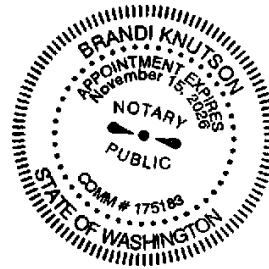


Exhibit A

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the following described Tracts lying Southerly of SR-20 (formerly Secondary State Highway No. 17-A) being a portion of the North ½ of Section 14, Township 35 North, Range 5 East, W.M.:

(A) Beginning at the intersection of the North line of the right of way of the Puget Sound and Baker River Railroad Company with the North and South center line of said Section at a point 1385.1 feet South of the North quarter corner of said Section; running thence South 84 degrees 33' West along said North line 963.1 feet; thence North 0 degrees 07' West 1104.8 feet; thence South 72 degrees 26' East 2434.4 feet; thence South 9 degrees 40' West 153.2 feet to the said North line of said railroad; thence along said North line of said railroad South 84 degrees 33' West 1340.2 feet to the place of beginning;

EXCEPT County roads;

AND EXCEPT the following: Commencing at a point on the North line of the right of way of the Puget Sound and Baker River Railroad 1010.2 feet East of the center line of Section 14; thence running Easterly along said North line 330 feet; thence North 9 degrees 40' East 153.2 feet; thence North 72 degrees 26' West 350 feet; thence South to the point of beginning.

(B) Beginning at the Northeast corner of the Northwest 1/4 of Section 14, Township 35 North, Range 5 East, W.M.; thence North 100 feet; thence West 1387.5 feet; thence South to a point 25 feet North of the center line of the Skagit Mill Co. Logging Spur; thence in an Easterly direction along said spur and the North line of the Puget Sound and Baker River Railway Company right of way to a tract of land described as Parcel "A" above; thence North along the West line of said Tract 1104.8 feet; thence in a Southeasterly direction along said Tract to the North and South center line of said Section to a point 669 feet South of the place of beginning; thence North to the place of beginning;

EXCEPT any portion thereof lying South of the South line of the Northeast 1/4 of the Northwest 1/4 of Section 14;

AND EXCEPT any portion thereof lying West of the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 14.

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.