

202401120043

01/12/2024 01:45 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Jonathan E. Rylaarsdam and Camilla A. Jensen
720 West Hazel Street
Mount Vernon, WA 98274

210467-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249331

Jan 12 2024

Amount Paid \$3669.00
Skagit County Treasurer
By Candi Newcombe Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Christopher H. Fennell and Sandra Breaux, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jonathan E. Rylaarsdam and Camilla A. Jensen, 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: Lot 5-B, Amended Plat of Skyridge Div. 6

Tax Parcel Number(s): 4504-000-001-0002/P83520

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. 210467-LT.

Dated this 11 day of January, 2024.

(attached to Statutory Warranty Deed)


Christopher H. Fennell

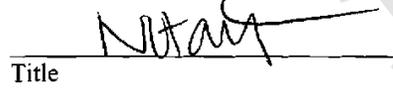

Sandra Breaux

STATE OF WASHINGTON

COUNTY OF SKAGIT

This record was acknowledged before me on 11 day of January, 2024 by Christopher H. Fennell and Sandra Breaux.


Signature


Title

My commission expires: Nov. 15, 2026

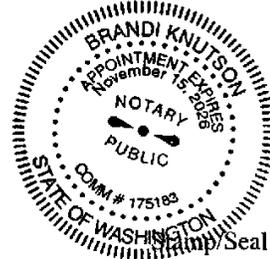


Exhibit A

PARCEL "A":

Lot 5-B, "AMENDED PLAT OF SKYRIDGE DIV. 6," as per plat recorded under Auditor's File No. 201803290079, records of Skagit County, Washington, also known as Lot 5-B, "PLAT OF SKYRIDGE DIV. NO. VI," as per plat recorded in Volume 14 of Plats, page 63, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for access over Lot 5-C as shown on the face of "AMENDED PLAT OF SKYRIDGE DIV. 6," as per plat recorded under Auditor's File No. 201803290079, records of Skagit County, Washington, also known as Lot 5-B, "PLAT OF SKYRIDGE DIV. NO. VI," as per plat recorded in Volume 14 of Plats, page 63, records of Skagit County, Washington.

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.