

202401180034

01/18/2024 02:36 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Megan Marie Lee
4113 185th Place Southeast
Issaquah, WA 98027

211026-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249358
Jan 18 2024
Amount Paid \$6885.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Jan W. Budden, an unmarried person**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Megan Marie Lee, 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.)

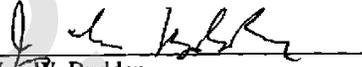
ptn Gov. Lot 8, Section 33-36-3

Tax Parcel Number(s): 360333-0-051-0004/P48589 & 360333-0-051-0103/P48590

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. 211026-LT.

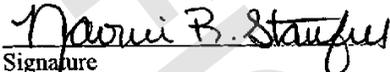
Dated: January 16, 2024

(attached to Statutory Warranty Deed)


Jan W. Budden

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18th day of January, 2024 by Jan W. Budden.


Signature

Notary
Title

My commission expires: 03-17-26

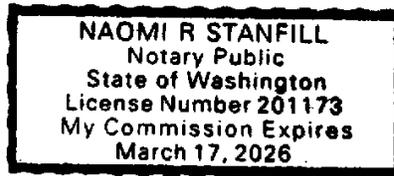


Exhibit A**Parcel "A":**

That portion of vacated Blocks 1, 2 and 3, "TOWN OF LADYSMITH", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 4 of Plats, Page 5, records of Skagit County, Washington, lying South of County Road;

TOGETHER WITH vacated street lying between Blocks 1 and 2, and South of County Road, and vacated alley between Blocks 2 and 3, and South of County Road, and that portion of vacated alley adjoining said Blocks 2 and 3 on the South, which have reverted to said premises by operation of law.

EXCEPT dike and ditch right-of-way, if any.

ALSO EXCEPT any portion thereof lying in the East 82.50 feet of Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M.

Situate within the County of Skagit, State of Washington.

Parcel "B":

Tract in Government Lot 8, Section 33 Township 36 North, Range 3 East, W.M., bounded on the East by the West line of Lot 3, Block 1, "TOWN OF LADYSMITH", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 4 of Plats, Page 5, records of Skagit County, Washington, on the West by a line 773.00 feet West of the East line of said Government Lot 8, and on the South by the North Samish River and on the North by South line of alley adjoining Blocks 2 and 3, "TOWN OF LADYSMITH", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 4 of Plats, Page 5, on the South.

TOGETHER WITH that portion of vacated streets and alleys adjoining Blocks 2 and 3, "TOWN OF LADYSMITH", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 4 of Plats, Page 5, on the South which has reverted to said premises by operation of law.

EXCEPT dike and ditch rights-of-way, if any.

ALSO EXCEPT any portion thereof, if any, lying in the East 82.50 feet of Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M.

ALSO EXCEPT that portion thereof, if any, lying within that 50 foot wide strip of land conveyed to Skagit County for road purposes by Deed recorded November 3, 1926, under Auditor's File No. 198405.

Situate within the County of Skagit, State of Washington.

(continued...)

Parcel "C":

All that portion of the West 547.00 feet of Government Lot 8 lying South of the County Road and North of the North fork of Samish River in Section 33, Township 36 North, Range 3 East W.M..

Situate within the County of Skagit, State of Washington.

Parcel "D":

That portion of Government Lot 8 of Section 33, Township 36 North, Range 3 East W.M., lying Easterly of the West 547.00 feet thereof and lying Westerly of a line 773.00 feet West of the East line thereof and lying Northerly of the North Fork of the Samish River and lying Southerly of that certain 50 foot wide strip of land conveyed to Skagit County for road purposes by Deed recorded November 3, 1926, under Auditor's File No. 198405.

Situate within 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.