

When recorded return to:

Lynda L. Wolf and Dana G. Wolf  
3904 W. 3<sup>rd</sup> Street  
Anacortes, WA 98221

Land Title and Escrow  
208862-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249524  
Feb 08 2024  
Amount Paid \$22155.50  
Skagit County Treasurer  
By Shannon Burrow Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Keystone Property Services, LLC, a Washington Limited Liability Company** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Lynda L. Wolf and Dana G. Wolf, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, Block 1405, "Northern Pacific Addition to the City of Anacortes", according to plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

TOGETHER WITH that portion of abutting New York Avenue as vacated by City of Anacortes Ordinance No. 2737, recorded June 28, 2006 under Skagit County Auditor's File No. 200606280135, described as the Southwesterly 30 feet of said New York Avenue lying Easterly of and within the extended Northerly and Southerly lines of Block 1405, "Northern Pacific Addition to the City of Anacortes", according to plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

(Also known as Lot A, BLA-2022-0009, recorded April 13, 2023 , under Skagit County Auditor's File No. 202304130061.)

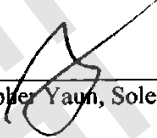
Situate within the County of Skagit, State of Washington.

Tax Parcel Number(s): 3809-405-005-0102/P58392

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. 208862-LT.

Dated: January 29, 2024

Keystone Property Services, LLC, a Washington Limited Liability Company

By:   
Kristopher Yaun, Sole Member

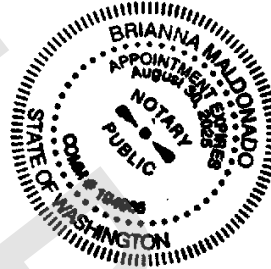
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 10 day of Feb, 2024 by Kristopher Yaun,  
Sole Member of Keystone Property Services, LLC.

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Signature

Notary Public  
Title

My commission expires: Aug 30 2025



## 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.