

When recorded return to:

Marillyn Tefft
PO Box 752
Deming, WA 98244

210854-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249640

Feb 21 2024

Amount Paid \$12979.60
Skagit County Treasurer
By Candi Newcombe Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Sara Harlan, an unmarried person** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Marillyn Tefft, 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 SW NE, 24-36-2

Tax Parcel Number(s): 360324-1-004-0001/P48160

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. 210854-LT.

Dated this 13th day of February, 2024.

(attached to Statutory Warranty Deed)

Sara Harlan
Sara Harlan

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 13th day of February, 2024 by Sara Harlan.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-26

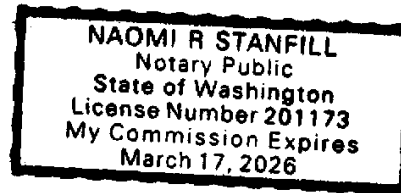


Exhibit A

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence South along the East line thereof a distance of 491.8 feet, more or less, to the Northeast corner of that certain tract conveyed to Esther Blake by deed recorded January 16, 1969, under Auditor's File No. 722383, records of Skagit County, Washington;
thence West along the North line of said Blake Tract a distance of 267.7 feet to the Northwest corner thereof;
thence South along the West line of said Blake Tract to the Southwest corner of said tract and the true point of beginning;
thence North along the West line of said Blake Tract to the Northwest corner thereof;
thence West along the North line of said Blake Tract extended West a distance of 27.0 feet, more or less, to the Easterly line of that certain easement and permit described in instrument recorded November 27, 1967, under Auditor's File No. 707323, records of Skagit County, Washington;
thence Northerly along the Easterly line of said easement and permit a distance of 300.0 feet, more or less, to the Northeast corner thereof;
thence West along the North line of said easement and permit and the Westerly extension thereof a distance of 671.6 feet, more or less, to the Easterly line of the County road known as Barrel Springs Road;
thence Southerly along said Easterly line to its intersection with the Northerly line of the Wood County Road (also known as Tobacco Road);
thence Southeasterly along said Northerly line to the point of beginning,

EXCEPT the East $\frac{1}{2}$ of that portion thereof lying within the following described easement and permit area conveyed to Bloedel Timberlands Development, Inc. by deed recorded under Auditor's File No. 707323, records of Skagit County, Washington.

Beginning at the Northeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 36 North, Range 3 East, W.M.;
thence South along the East line a distance of 1,212.1 feet;
thence West a distance of 267.7 feet to an iron pipe on the North edge of the Wood (Tobacco) Road which is the true point of beginning;
thence North a distance of 1,010.0 feet to an iron pipe;
thence West a distance of 218.6 feet to an iron pipe;
thence South 03° West a distance of 809.0 feet to an iron pipe on the North edge of said road;
thence Southeasterly along the North edge of said road to the true point of beginning.

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.