

When recorded return to:

Charles Kotal
1415 Commercial Avenue #2K4
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249792
Mar 06 2024
Amount Paid \$9740.00
Skagit County Treasurer
By Lena Thompson Deputy

Land Title and Escrow
210965-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Steven E. King and Susan Russell, Trustees of The King-Russell Living Trust** dated **July 22, 2021** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Charles Kotal, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, Skagit County Short Plat No. 97-0017, approved August 20, 1997 and recorded August 29, 1997, in Volume 13 of Short Plats, pages 32-33, inclusive, records of Skagit County, Washington, being a portion of Government Lots 2 and 3, Section 19, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.


Tax Parcel Number(s): 350319-0-003-0100/P111996

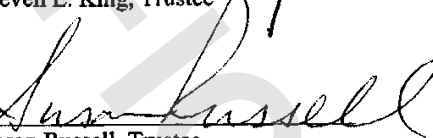
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 210965-LT.

Dated: February 13, 2024

(Attached to Statutory Warranty Deed)

The King-Russell Living Trust dated July 22, 2021

By: 
Steven E. King, Trustee

By: 
Susan Russell, Trustee

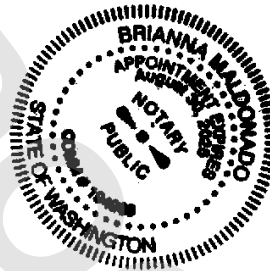
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 20 day of Feb, 2024 by Steven E. King and Susan Russell, Trustees of The King-Russell Living Trust dated July 22, 2021.

Breanne Newell
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.