

202403120028

03/12/2024 10:31 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Darla Bonacorsi and Frank Bonacorsi, Jr.
13687 Northeast Village Square Drive, F116
Woodinville, WA 98072

206378-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249850
Mar 12 2024
Amount Paid \$10628.22
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Maple Field, 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 **Darla Bonacorsi and Frank Bonacorsi, Jr., 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: (Required if full legal not inserted above.)

Lot H-3, La Conner SP # LU-21-31SP, AF# 202205160017 (Ptn Syndicate Add to La Conner, aka ptn Lot H, BLA, AF# 202104200061)

Tax Parcel Number(s): 4128-025-004-0102/P136015

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. 206378-LT, and Right to Manage Natural Resource Lands Disclosure, attached hereto.

Dated:


March 4, 2024

(attached to Statutory Warranty Deed)

Maple Field, LLC, a Washington Limited Liability Company

By: *Kendra Decker*
Kendra Decker, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

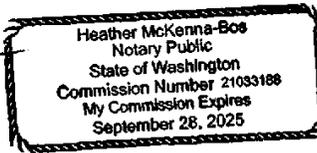
This record was acknowledged before me on 4th day of March, 2024 by Kendra Decker,
Manager of Maple Field, LLC.

[Signature]

Signature

Public Notary

Title



My commission expires: September 28, 2025

Exhibit A

PARCEL "A":

Lot H-3, Town of La Conner Short Plat No. LU-21-31SP, approved on May 11, 2022, recorded on May 16, 2022, under Auditor's File No. 202205160017, being a portion of Lots 1 and 2, Block 24, Tract III and of Lots 2, 3, and 4, Block 25, Map of Syndicate Addition to the Town of La Conner, also known as Parcel "H" of Boundary Line adjustment recorded on April 20, 2021, under Auditor's File No. 202104200061, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

THAT CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS "EASEMENT A" AND "EASEMENT B" IN THE CERTAIN JOINT USE EASEMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200062 AND AS AMENDED UNDER DOCUMENT RECORDED ON MAY 16, 2022, UNDER AUDITOR'S FILE NO. 202205160018, 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.