

202403250029

03/25/2024 12:44 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Brenda K. Barnes and Barry S. Shuman
8622 Fauntleroy Way Southwest
Seattle, WA 98136

Land Title and Escrow
210034-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249987

Mar 25 2024

Amount Paid \$4485.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Robert I. Snell and Constance M. Snell, who also appear of record as Robert Isaac Snell and Constance Marie Snell, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Brenda K. Barnes and Barry S. Shuman, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Tr D, SP 66-74 AF #812566 (Ptn Gov Lot 1, 12-35-01 E W.M.)

Tax Parcel Number(s): 350112-0-002-0408/P31327

For Full Legal See Attached "Exhibit A"

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. 210034-LT.

Dated: March 14, 2024

(attached to Statutory Warranty Deed)

Robert I Snell by Constance M Snell AIF
Robert I. Snell by Constance M. Snell, Attorney-In-Fact

Constance M Snell
Constance M. Snell

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 20 day of March, 2024 by Robert I. Snell by
Constance M. Snell, attorney in fact and Constance M. Snell, individually.

Brianna Maldonado
Signature

Notary Public
Title

My commission expires: Aug 30 2025

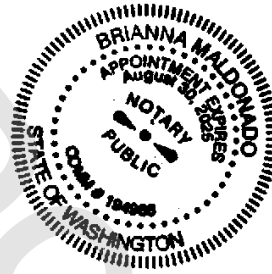


Exhibit A

PARCEL "A":

Tract D of Short Plat No. 66-74, approved, January 20, 1975, and recorded in Volume 1 of Short Plats, page 15, under Auditor's File No. 812566, records of Skagit County, Washington; being a portion of Government Lot 1 of Section 12, Township 35 North, Range 1 East, W.M.

EXCEPT that portion of said Tract D described as follows:

BEGINNING in the Southeast corner of said Lot D;
thence North 1°31'48" East, 105.38 feet;
thence North 89°26'25" West, 259.91 feet;
thence South 1°31'48" West, 105.42 feet;
thence South 89°26'25" East, 259.91 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress and egress over and across that certain access easement delineated on the face of said Short Plat No. 66-74, EXCEPT that portion thereof lying within said Tract D.

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.