



202403270029

03/27/2024 10:51 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

When recorded return to:

Leah Lambert and Don Kenney  
6301 Silvana Terrace Road  
Stanwood, WA 98292

211350-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 0009  
MAR 27 2024

Amount Paid \$ 46,285.00  
Skagit Co. Treasurer  
By *CT* Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Robert J. Raish and Ann M. Raish, a married couple**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Leah Lambert and Don Kenney, 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.)

Ptn NE – SW and Ptn NW – SW of Sec 27-35-3 EWM

Tax Parcel Number(s): 350327-3-001-0008/P34860 & 350327-3-001-0108/P133629 & 350327-3-002-0106/P34863

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. 211350-LT.

Dated: March 15, 2024

(attached to Statutory Warranty Deed)

Robert J. Raish  
Robert J. Raish

Ann M. Raish  
Ann M. Raish

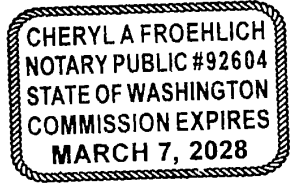
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 18 day of March, 2024 by Robert J. Raish and Ann M. Raish.

[Signature]  
Signature

Notary  
Title

My commission expires: 3-7-28



**Exhibit A**

## PARCEL "A":

The Northeast 1/4 of the Southwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M., EXCEPT the East 25 feet thereof conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 101637.

TOGETHER WITH a perpetual easement for right of way for roadway and utilities over the West 25 feet of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M., EXCEPT the South 30 feet thereof conveyed to Skagit County for road by deed recorded under Auditor's File No. 100604.

Situate in the County of Skagit, State of Washington.

## PARCEL "B":

The East 165 feet of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

## PARCEL "C":

A non-exclusive, perpetual easement for ingress, egress and utilities, over, under and across the West sixty (60') feet of the following described property:

Lot 1, Short Plat No. PL-10-0151, approved July 21, 2010, recorded July 21, 2010, under Auditor's File No. 201007210020, and being a portion of the Southeast 1/4 of the Southwest 1/4, Section 27, Township 35 North, Range 3 East, W.M.

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.