

When recorded return to:

Clint Shepherd and Elise McCarthy Shepherd  
615 Haddon Road  
Anacortes, WA 98221

211578-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240194

Apr 10 2024

Amount Paid \$15080.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Dennis Baertschi and Suzanne A. Baertschi, who also appear of record as Dennis E. Baertschi and Suzanne A. Stratton, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Clint Shepherd and Elise McCarthy Shepherd, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 35 North, Range 2 East, W.M., embraced within the following described boundaries:

Beginning at a point on the North line of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 31, 330 feet East of the Northwest corner of said North 1/2 of the Northeast 1/4 of the Northwest 1/4;  
thence South 215 feet;  
thence West 190 feet;  
thence Northerly to a point on the North line of said North 1/2 of the Northeast 1/4 of the Northwest 1/4, 217 feet West of the point of beginning;  
thence East to the point of beginning.

EXCEPT County road right-of-way.

Situate in the County of Skagit, State of Washington.

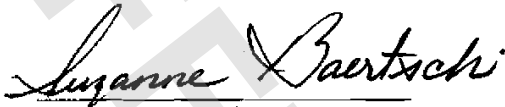
Tax Parcel Number(s): 350231-0-031-0003/P33294

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. 211578-LT.

Dated: April 3, 2024

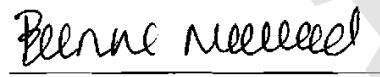
(Attached to Statutory Warranty Deed)

  
Dennis Baertschi

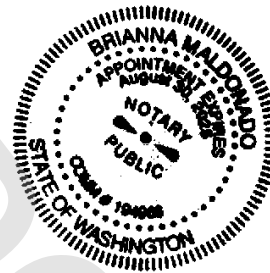
  
Suzanne A. Baertschi

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 8 day of April, 2024 by Dennis Baertschi and Suzanne A. Baertschi.

  
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.