

When recorded return to:

Barry Brown, Jr. and Rosalyn Brown  
21881 Pioneer Highway  
Mount Vernon, WA 98273

210522-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240624  
May 16 2024  
Amount Paid \$16682.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **John F. Paul and Kimberly A. Paul, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Barry Brown, Jr. and Rosalyn Brown, 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: **Ptn. Gov. Lot 12 & SE ¼; Sec. 19-33-4**

Tax Parcel Number(s): **330419-0-019-0005/P16853**

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. 210522-LT.

Dated this 15 day of May, 2024.

(attached to Statutory Warranty Deed)

John F. Paul

Kimberly A. Paul

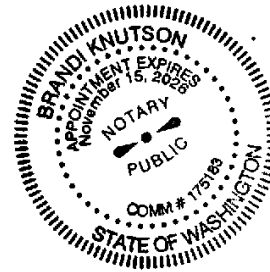
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 15 day of May, 2024 by John F. Paul and Kimberly A. Paul.

Signature

Title

My commission expires: Nov. 15, 2026



**Exhibit A****PARCEL "A":**

Tract 1, Short Plat No. 32-76, approved August 2, 1976, recorded August 5, 1976 in Volume 1 of Short Plats, page 154, under Auditor's File No. 840314 and being a portion of Government Lot 12 and of the Southeast  $\frac{1}{4}$  of Section 19, Township 33 North, Range 4 East, W.M.

EXCEPT that portion lying Northerly of the centerline of the existing ditch located approximately 12.4 feet South of the North line thereof.

ALSO EXCEPT that portion beginning at the Northeast corner of Tract 1, Short Plat No. 32-76, approved August 2, 1976, recorded August 5, 1976 in Volume 1 of Short Plats, page 154, under Auditor's File No. 840314 and being a portion of Government Lot 12 and the Southeast  $\frac{1}{4}$  of Section 19, Township 33 North, Range 4 East, W.M.;

thence South  $01^{\circ}59'16''$  West a distance of 12.4 feet, more or less, to a centerline of an existing ditch and the true point of beginning;

thence continue South  $01^{\circ}59'16''$  West a distance of 33 feet, more or less, to the Southeast corner of said Tract 1;

thence North  $88^{\circ}27'34''$  West, along the Southerly line of said Tract 1, a distance of 134.43 feet;

thence North  $01^{\circ}32'26''$  East a distance of 33 feet, more or less, to the centerline of the existing ditch;

thence Easterly along the centerline of said existing ditch to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of Government Lot 12 in Section 19, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Tract 1 of Short Plat No. 32-76;

thence South  $01^{\circ}59'16''$  West a distance of 45.40 feet to the Southeast corner of said Tract 1;

thence North  $88^{\circ}27'34''$  West along the Southerly line of said Tract 1, a distance of 134.43 feet to the true point of beginning;

thence continue North  $88^{\circ}27'34''$  West along said Southerly line a distance of 59.84 feet to an angle point of said lot line;

thence South  $01^{\circ}32'26''$  West a distance of 151.02 feet to another Southeast corner of said Tract 1;

thence South  $88^{\circ}27'34''$  East a distance of 59.84 feet;

thence North  $01^{\circ}32'26''$  West a distance of 151.02 feet to the true point of beginning.

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.