

When recorded return to:

Craig Cammock and Carrie Cammock
PO Box 836
Mount Vernon, WA 98273

211751-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240714
May 24 2024
Amount Paid \$53405.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **William J. Rouse and David R. Koscielak, Trustees of Rouse 2012 Irrevocable Trust dated December 26, 2012** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Craig Cammock and Carrie Cammock, 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 SW SE, 33-36-4 E W.M.**

Tax Parcel Number(s): **360433-4-006-0001/P50653 & 360433-0-001-0103/P50536**

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. 211751-LT.

Dated this 17 day of May, 2024.

Rouse 2012 Irrevocable Trust dated December 26, 2012

By: William J. Rouse
William J. Rouse, Trustee

By: SEE ATTACHED
David R. Koscielak, Trustee

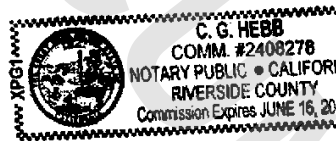
STATE OF California
COUNTY OF Riverside

This record was acknowledged before me on 17 day of May, 2024 by William J. Rouse, Trustee of Rouse 2012 Irrevocable Trust dated December 26, 2012.

C. G. Hebb
Signature

Title: Notary Public

My commission expires: 06/16/26 (date)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On 05/17/2024 before me, C.G. Hebb,

A Notary Public personally appeared William J. Rouse

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

(attached to Statutory Warranty Deed)

Rouse 2012 Irrevocable Trust dated December 26, 2012

By: SEE PREVIOUS PAGE
William J. Rouse, Trustee

By: *David R. Koscielak* TRUSTEE
David R. Koscielak, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California

COUNTY OF Orange

This record was acknowledged before me on 16th day of May, 2024 by David R. Koscielak, Trustee of Rouse 2012 Irrevocable Trust dated December 26, 2012

Sophia Edison-Smith
Signature

Title: Notary Public

My commission expires: 11/14/2026 (date)

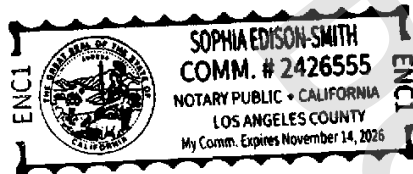


Exhibit A

Parcel A:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

ALSO, THAT PORTION OF THE SOUTH 12 RODS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE THREAD OF THE SAMISH RIVER.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel B:

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS A STRIP OF LAND 25 FEET IN WIDTH, THE SOUTHEASTERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 346 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 70° EAST TO THE SOUTHWESTERLY LINE OF THE COUNTY ROAD AND THE END OF SAID LINE.

ALSO TOGETHER WITH RIGHTS CONVEYED IN EASEMENT AGREEMENT RECORDED JULY 29, 1994, UNDER AUDITOR'S FILE NO. 9407290073.

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.