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05/29/2024 01:38 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Skagit Land Trust
PO Box 1017
Mount Vernon, WA 98273

211571-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240763
May 29 2024
Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane Jacquelyn Frazier and Roy Lee Frazier, a married couple, and Clinton Billings and Karen Lynn Billings, a married couple

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

in hand paid, conveys and warrants to **Skagit Land Trust, a Washington nonprofit corporation**

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Government Lot 4, Section 35, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the South meander corner between Sections 35 and 36, Township 36 North, Range 2 East, W.M.;
thence North along the East line of said Government Lot 4 to the South line of County road (Samish Island Road);
thence Westerly along the South line of said County road 50 feet;
thence South parallel to the East line of said Government Lot 4 to meander line;
thence along said meander line, Easterly to the point of beginning.

Situate in the County of Skagit, in the State of Washington.

Tax Parcel Number(s): 360235-0-027-0004/P47388

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. 211571-LT.

Dated: May 24, 2024

(Attached to Statutory Warranty Deed)

Diane Jacquelyn Frazier
Diane Jacquelyn Frazier

Roy Lee Frazier
Roy Lee Frazier

Clinton Billings
Clinton Billings

Karen Lynn Billings
Karen Lynn Billings

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 24th day of May, 2024 by Diane Jacquelyn Frazier, Roy Lee Frazier, Clinton Billings and Karen Lynn Billings.

Lindsey C Shannon
Signature

Notary
Title

My commission expires: AUG. 10, 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.