

When recorded return to:

Paul James Eckley and Jolie Sueann Eckley
1120 Warner Street
Sedro-Woolley, WA 98284

210421-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240792
May 31 2024
Amount Paid \$8672.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Cambridge 1, LLC, a Washington Limited Liability Company**

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

in hand paid, conveys and warrants to **Paul James Eckley and Jolie Sueann Eckley, 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 Lot 13, Lot 14, except a ptn, Blk 39, 1st Add to Sedro

Tax Parcel Number(s): 4150-039-014-0402/P136018

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. 210421-LT, and Right to Manage Natural Resource Lands Disclosure as attached hereto.

Dated: May 14, 2024

(attached to Statutory Warranty Deed)

Cambridge 1, LLC, a Washington Limited Liability Company

By: Kendra De
Kendra Decker, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

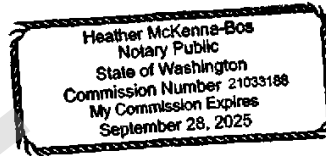
This record was acknowledged before me on 14th day of May, 2024 by Kendra Decker,
Manager of Cambridge 1, LLC.

[Signature]

Signature

Notary

Title



My commission expires: September 28, 2025

Exhibit A

Portion of Lot 13, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 13;
thence North $0^{\circ}00'24''$ West along the West line of said Lot 13 for a distance of 59.94 feet to the TRUE POINT OF BEGINNING;
thence North $89^{\circ}59'28''$ East for a distance of 2.10 feet;
thence North $0^{\circ}00'24''$ West parallel with the West line of said Lot 13 for a distance of 59.94 feet, more or less, to the North line of said Lot 13;
thence South $89^{\circ}59'40''$ West along said North line for a distance of 2.10 feet, more or less, to the Northwest corner of said Lot 13 at a point bearing North $0^{\circ}00'24''$ West from the TRUE POINT OF BEGINNING;
thence South $0^{\circ}00'24''$ East along the West line of said Lot 13 for a distance of 59.94 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH Lot 14, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington,

EXCEPT that portion thereof described as follows:

BEGINNING at the Southeast corner of said Lot 14;
thence South $89^{\circ}59'15''$ West along the South line of said Lot 14 for a distance of 2.10 feet;
thence North $0^{\circ}00'24''$ West parallel with the East line of said Lot 14 for a distance of 59.94 feet
thence North $89^{\circ}59'28''$ East for a distance of 2.10 feet, more or less, to the East line of said Lot 14 at a point bearing North $0^{\circ}00'24''$ West from the POINT OF BEGINNING;
thence South $0^{\circ}00'24''$ East along the East line of said Lot 14 for a distance of 59.94 feet, more or less, to the 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.