

When recorded return to:

Jada N. Trammell and Justin M. Trammell
31791 E Main St
Sedro Woolley, WA 98284

212201-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240806

May 31 2024

Amount Paid \$8642.45
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Elly Rae Cuperus, Personal Representative of Estate of Grace Feddema**

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

in hand paid, conveys and warrants to **Jada N. Trammell and Justin M. Trammell, 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 S ½ of SE ¼ Sec 10-35-5 EWM and Ptn NE ¼ Sec 15-35-5 EWM

Tax Parcel Number(s): 350510-4-003-0209/P103709 & 350510-4-003-0001/P38829 & 350515-1-005-
0000/P39122 & 350515-1-007-0008/P39125

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.
212201-LT.

Dated: May 31, 2024

(attached to Statutory Warranty Deed)

Estate of Grace Feddema

By: Elly Rae Cuperus
Elly Rae Cuperus, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 31st day of May, 2024 by Elly Rae Cuperus,
Personal Representative of Estate of Grace Feddema.

[Signature]
Signature

Notary
Title

My commission expires: Aug. 10, 2025

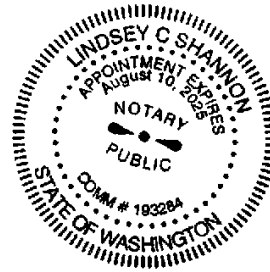


Exhibit A**PARCEL "A":**

That portion of the South 1/2 of the Southeast 1/4 of Section 10, Township 35 North, Range 5 East, W.M., lying South of S.S.H. No. 17-A as conveyed to State of Washington by deed recorded under Auditor's File No. 416690, EXCEPT the West 400 feet thereof AND EXCEPT the following described tracts:

- 1.) Beginning at the Section corner common to Sections 10, 11, 14 and 15, said Township 35 North, Range 5 East, W.M.;
thence North along the Section line between Sections 10 and 11 to the South boundary of the right of way of State Highway 17-A;
thence Northwesterly along the said right of way 965 feet;
thence South to the Section line between Sections 10 and 15;
thence East along Section line between Sections 10 and 15 to the point of-beginning.
- 2.) A strip of land 16 feet in width, except as flaired at the ends as hereinafter described, lying 8 feet on either side of a center line located as follows:

Commencing at a point on the South edge of the right of way of State Highway 20 in Section 10, Township 35 North, Range 5 East, W.M., which is 408 feet East of the North-South centerline of said Section 10;
thence South on a line parallel with said North-South centerline of said Section 10, a distance of 232 feet;
thence South 32° East a distance of 61 feet;
thence South 2° East a distance of 185 feet;
thence South 37° West a distance of 37 feet to the South line of said Section 10.

In addition to said 16 foot wide strip of land, the North and South ends thereof including the following additional property: At the North end of said strip of land, an additional triangular shaped area is hereby conveyed, measuring 15 feet North and South and 9 feet East and West and adjoining and abutting the Northerly 15 feet of said strip of land on the East side thereof; and at the South end of said strip of land; triangular shaped parcels on both the East and West sides of said strip of land, both measuring 37 feet North and South and 4 1/2 feet East and West and abutting upon the Southerly 37 feet of said strip of land.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Those portions of the Northeast 1/4 of Section 15, Township 35 North, Range 5 East, W.M., described as follows:

- 1.) Beginning at the Northeast corner of the West 1/2 of the Northwest 1/4 of the Northeast 1/4;
thence West along the North line thereof 209 feet;
thence South parallel with the East line of said West 1/2, 209 feet;
thence East parallel with the North line of said West 1/2, 209 feet to the East line thereof;

thence North along said East line to the point of beginning.

PARCEL "B" continued:

2.) The East 1/2 of the Northwest 1/4 of the Northeast 1/4 and that portion of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 lying Northerly of the North line of the County road known as the Minkler Road, EXCEPT the right of way of the Puget Sound & Baker River Railway, AND EXCEPT the following described tract:

Beginning at the intersection of the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 15 with the North line of the Old State Highway No. 17-A (formerly County highway known as the B. D. Minkler Road);

thence Westerly along the North line of said Old State Highway a distance of 171 feet to the true point of beginning;

thence North 300 feet;

thence West 510 feet, more or less, to the West line of the East 1/2 of the West 1/2 of the Northeast 1/4 of said Section 15;

thence South along said West line to the North line of said Old State Highway;

thence Easterly along the said North line of the Old State Highway to the true point of beginning,

EXCEPT right of way of the Puget Sound and Baker River Railway.

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.