

When recorded return to:

Margaret Ventimiglia and Anthony Ventimiglia
14252 Galy Street
Tustin, CA 92780

211982-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240878
Jun 07 2024
Amount Paid \$12296.96
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Mark S. Gardo and Hallie S. Gardo, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Margaret Ventimiglia and Anthony Ventimiglia, 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 Blk 25, Map of Mount Vernon, Gates 1st & 2nd Additions**

Tax Parcel Number(s): **3700-025-008-0006/P52140**

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. 211982-LT.

Dated this 30 day of May, 2024.

(attached to Statutory Warranty Deed)

Mark S. Gardo 5/30/2024
Mark S. Gardo

Hallie S. Gardo 5-30-2024
Hallie S. Gardo

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 30 day of May, 2024 by Mark S. Gardo and Hallie S. Gardo.

[Signature]
Signature

Notary
Title

My commission expires: NOV. 15, 2026



Exhibit A

That portion of Block 25, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, described as follows:

Beginning at the most Southerly corner of said block;
thence Northerly along the Westerly line of Sixth Street 100 feet;
thence Westerly parallel with the Northerly line of Washington Street 100 feet;
thence Southerly parallel with the Westerly line of Sixth Street, 100 feet to the Northerly line of Washington Street;
thence Easterly on the Northerly line of Washington Street 100 feet to the point of beginning; being shown on the Skagit County to the point of beginning; being shown on the Skagit County Assessor's Maps as Lots 7 and 8, Block 25, said Addition,

EXCEPT the Westerly 5 feet of said premises conveyed to the City of Mount Vernon by deed dated May 27, 1919, and recorded June 3, 1919, in Volume 114 of Deeds, page 74, records of Skagit County, Washington.

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.