



202406200138

06/20/2024 03:17 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

When recorded return to:  
Rosio Mendoza and Noe Cruz  
2210 Cedar Lane  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245463617

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 1010  
JUN 18 2024

Amount Paid \$ 8850.00  
Skagit Co. Treasurer  
By Deputy

UT

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael Ray Bossom, Successor Trustee of The Robert James Bossom and Virginia Lee Bossom Revocable Living Trust Agreement, dated September 8, 1994

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration  
in hand paid, conveys and warrants to Rosio Mendoza and Noe Cruz, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 6, CEDAR GROVE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 8 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P64052 / 3876-000-006-0009

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 6-14-24

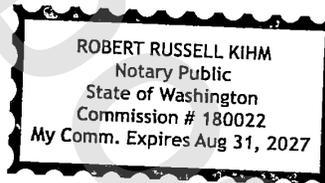
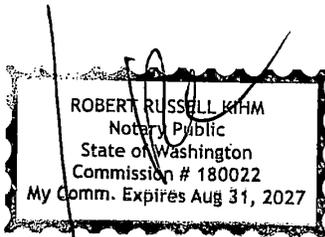
The Robert James Bossom and Virginia Lee Bossom Revocable Living Trust Agreement, dated September 8, 1994

BY: [Signature]  
Michael Ray Bossom  
Successor Trustee

State of WA  
County of Skagit

This record was acknowledged before me on 06-14-24 by Michael Ray Bossom as Successor Trustee of The Robert James Bossom and Virginia Lee Bossom Revocable Living Trust Agreement, dated September 8, 1994.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 8/31/27



**SPECIAL EXCEPTIONS:**

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Cedar Grove Addition:

Recording No: 640207

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 4, 1963

Recording No.: 641627

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.



## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents 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.