202406280049
06/28/2024 12:00 PM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Rodney Van Emelen
414 Northeast Ravenna Boulevard, Suite A
Seattle, WA 98115

212433-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241149
Jun 28 2024
Amount Paid $7349.00
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE
120036460

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Myra D. O'Neil, an unmarried person** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Rodney Van Emelen, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: **PTN GOVT LT 1, SEC 15-35-7E, W.M.**

Tax Parcel Number(s): **350715-0-002-0003/P42680**

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. 212433-LT.

Dated this 27 day of June, 2024.

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(attached to Statutory Warranty Deed)

Myra D. O'Neil

Myra D. O'Neil

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of June, 2024 by Myra D. O'Neil.

Signature

Notary

Title

My commission expires: Nov. 15th, 2026

BRANDI KNUTSON
APPOINTMENT EXPIRES November 15, 2026
NOTARY PUBLIC
COMM # 175169
STATE OF WASHINGTON

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Exhibit A

For APN/Parcel ID(s): P42680 / 350715-0-002-0003

THAT PORTION OF GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 495 FEET WEST AND 544.5 FEET SOUTH OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1, SAID POINT BEING ON A CORNER OF TRACT "B", SHORT PLAT NO. 32-80, APPROVED JULY 15, 1980, AND RECORDED JULY 23, 1980 IN VOLUME 4 OF SHORT PLATS, PAGE 149, UNDER AUDITOR'S FILE NO. 8007230004;
THENCE WEST, ALONG THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 214.5 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT "B";
THENCE SOUTH A DISTANCE OF 214.5 FEET;
THENCE EAST A DISTANCE OF 214.5 FEET, MORE OR LESS, TO A WESTERLY LINE OF SAID TRACT "B";
THENCE NORTH A DISTANCE OF 214.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 12 FEET, AND, THE SOUTH 30 FEET OF THE NORTH 300 FEET OF THE EAST 20 FEET OF THE WEST 32 FEET OF TRACT "B" OF SAID SHORT PLAT 32-80.

TOGETHER WITH THE WEST 214.50 FEET OF THE EAST 709.50 FEET OF GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

EXCEPT THAT PORTION LYING WITHIN SHORT PLAT NO. 32-80, APPROVED JULY 15, 1980, AND RECORDED JULY 23, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 149, UNDER AUDITOR'S FILE NO. 8007230004.

AND, EXCEPTING FROM THE REMAINDER, THE NORTH 214.50 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

UNOFFICIAL DOCUMENT

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.