

When recorded return to:

Jeffrey T. Richards and Elizabeth W. Richards  
8410 Southeast 72nd Place  
Mercer Island, WA 98040

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241218

Jul 03 2024

Amount Paid \$10363.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Land Title and Escrow  
210036-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Karen Bain and David Baine, who appears of record as David Bain, wife and husband** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jeffrey T. Richards and Elizabeth W. Richards, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

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

Lots 8 & 9, Alverson's Camping Tracts & Ptn 2nd Class Tdlms

Tax Parcel Number(s): 3855-000-008-0002/ P61713 & 3855-000-009-0001/P61714 & 360136-0-029-0002/P46887

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. 210036-LT.

Dated: June 28, 2024

(attached to Statutory Warranty Deed)

Karen Bain  
Karen Bain

\_\_\_\_\_  
David Baine

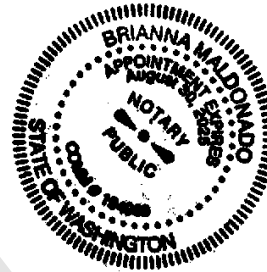
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 2 day of July, 2024 by Karen Bain.

Brianna Maldonado  
Signature

Notary Public  
Title

My commission expires: Aug 30 2025



STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2024 by David Baine.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My commission expires:

(attached to Statutory Warranty Deed)

Karen Bain

David Baine

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
PROVINCE OF ALBERTA

This record was acknowledged before me on \_\_\_\_ day of June, 2024 by Karen Bain.

Signature

Title

My commission expires: n/a

PROVINCE OF  
STATE OF ALBERTA

COUNTY OF n/a

This record was acknowledged before me on 29 day of June, 2024 by David Baine.

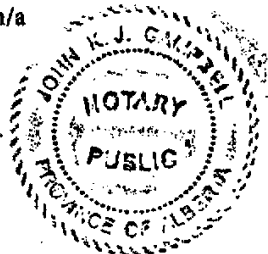
Signature

John K.J. Campbell  
Lawyer

Title

A Notary Public  
in and for Alberta

My commission expires: n/a



### Exhibit A

Tracts 8 and 9, "ALVERSON'S CAMPING TRACTS LOCATED ON GUEMES ISLAND," as per plat recorded in Volume 4 of Plats, page 28, records of Skagit County, Washington.

TOGETHER WITH an undivided 2/22 interest in and to the following described second class tidelands situate in Skagit County, Washington to wit:

All tidelands of the second class situate in front of, adjacent to or abutting upon Lot 1, Section 36, Township 36 North, Range 1 East, W.M., with a frontage of 19.83 lineal chains, more or less, measured along the meander line, according to the certified copy of the government field notes of the survey thereof on file in the office of the commissioner of public lands at Olympia, Washington.

EXCEPT any portion of above described premises lying within boundaries of existing road rights of way.

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.