

When recorded return to:

Blue Widgeon, LLC
1408 Redbud Hollow
Edmond, OK 73034

212341-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241242

Jul 08 2024

Amount Paid \$14539.23
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Margaret A. Weidenbach, an unmarried person** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Blue Widgeon LLC, an Oklahoma Limited Liability Company** the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: **Ptn NE NE 19-34-3 E W.M. & NW NW 20-34-3 E W.M.**

Tax Parcel Number(s): **340320-2-003-0006/P22190 & 340319-1-001-0100/P120596**

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. 212341-LT.

Dated this 08 day of July, 2024.

(attached to Statutory Warranty Deed)

Margaret Weidenbach
Margaret A. Weidenbach

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8th day of July, 2024 by Margaret A. Weidenbach.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-2026

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

Exhibit A**Parcel A:**

The Northeast 1/4 of the Northeast 1/4 of Section 19, Township 34 North, Range 3 East, WM.,

EXCEPT County Road along the West line thereof,

AND EXCEPT that portion described as follows:

Beginning at an intersection of the East line of the County Road running along the West line of said subdivision, and the center line of an existing drainage ditch;
thence South, along the East line of the County Road, a distance of 341 feet;
thence East, parallel to the North line of said subdivision, a distance of 215 feet;
thence North, parallel to the West line of said subdivision, to the center line of said existing drainage ditch; thence Westerly, along said center line, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel B:

The Northwest 1/4 of the Northwest 1/4 of Section 20, Township 34 North, Range 3 East, W.M.

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.