

When recorded return to:

Matthew Henderson Nichols and Lynn M. Nichols
P.O. Box 2040
Gearhart, OR 97138

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241255
Jul 09 2024
Amount Paid \$7029.00
Skagit County Treasurer
By Lena Thompson Deputy

Land Title and Escrow
211641-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Connie R. Epps, Personal Representative of the Estate of Donald J. Sullivan** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Matthew Henderson Nichols and Lynn M. Nichols, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

The South 25 feet of Lot 10 and all of Lots 11 and 12, Block 11, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 25, records of Skagit County, Washington.

TOGETHER WITH the vacated East 10 feet of "R" Avenue adjoining and the vacated West Half of the alley adjoining which upon vacation reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 3813-011-012-0004/P58850

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. 211641-LT.

Dated: June 21, 2024

(Attached to Statutory Warranty Deed)

Estate of Donald J. Sullivan

By: Connie R. Epps
Connie R. Epps, Personal Representative

STATE OF WASHINGTON

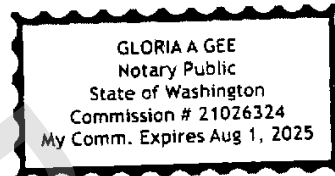
COUNTY OF King

This record was acknowledged before me on 6th day of July, 2024 by Connie R. Epps,
Personal Representative of Estate of Donald J. Sullivan.

Gloria A GEE
Signature

Notary Public
Title

My commission expires: 08/01/2025



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.