

When recorded return to:

SR20 Anacortes LLC
3918 H Ave.
Anacortes, WA 98221

211961-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241384
Jul 17 2024
Amount Paid \$3461.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Northwest Fiber, LLC, d/b/a Ziply Fiber Northwest LLC, a Washington Limited Liability Company, formerly known as West Coast Telephone Company, a Corporation

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **SR20 Anacortes LLC, a Washington 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: (Required if full legal not inserted above.)

Ptn NE NW, 8-34-2 E W.M.

Tax Parcel Number(s): 340208-0-027-0009/P20141 & 340208-0-026-0000/P20140

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. 211961-LT.

Dated: July 8, 2024

(attached to Statutory Warranty Deed)

Zipty Fiber Northwest LLC, a Washington Limited Liability Company

By: *Brian Jay*
Brian Jay, Vice President of Treasury and Risk Management

STATE OF WASHINGTON
COUNTY OF KING

This record was acknowledged before me on 12th day of July, 2024 by Brian Jay, Vice President of Treasury and Risk Management of Zipty Fiber Northwest LLC.

Andrew Hall
Signature

VP/ASSOC GC
Title

My commission expires: 11-8-2027

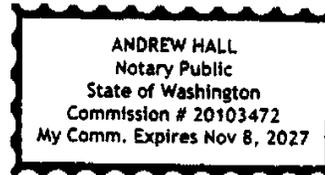


Exhibit A

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence South $0^{\circ}01'30''$ West along the East line of said subdivision 760.55 feet;
thence North $86^{\circ}48'$ West a distance of 30.04 feet to the West line of the 60 foot County Road, being the Northeast corner of those premises conveyed to Puget Sound Power & Light Company, a corporation, by deed dated July 10, 1956, filed July 11, 1956, under Auditor's File No. 638642 and recorded in Volume 279 of Deeds, page 529, and the true point of beginning;
thence North $86^{\circ}48'$ West along the North line of said Puget Sound Power & Light Company Tract a distance of 607.07 feet;
thence North $28^{\circ}14'$ West along said tract a distance of 97.96 feet to the Southerly boundary of the right of way of State Highway No. 1-D;
thence North $61^{\circ}45'$ East along the right of way of said Highway 237.85 feet;
thence South $86^{\circ}48'$ East a distance of 443.74 feet to the West line of the 60 foot County Road;
thence South $0^{\circ}01'30''$ West along the West line of said road a distance of 208 feet to the true point of beginning.

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.