

When recorded return to:

Connor Atkinson and Whitney Atkinson
8221 19th Avenue Northeast
Seattle, WA 98115

212614-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241521

Jul 26 2024

Amount Paid \$24959.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Keith Wilson and Lynsi Wilson, a married couple**

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

in hand paid, conveys and warrants to **Connor Atkinson and Whitney Atkinson, a married couple**

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 SE SW, 2-34-3 E W.M.

Tax Parcel Number(s): 340302-3-004-0104/P21040

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.
212614-LT.

Dated: July 9th, 2024

(attached to Statutory Warranty Deed)

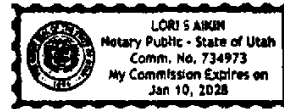
Keith Wilson
Keith Wilson

Lynsi Wilson
Lynsi Wilson

STATE OF Utah
COUNTY OF Salt Lake

This record was acknowledged before me on 25 day of July, 2024 by Keith Wilson and Lynsi Wilson.

Lori S. Aikin
Signature
Notary Public
Title



My commission expires: 1/10/28

Exhibit A**PARCEL "A":**

The West 300 feet of that portion of the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 34 North, Range 3 East W.M., which lies South of the Westerly projection of the South line of that certain 40 feet wide private road which lies South of, and adjacent to Lot 25 in the Plat of "COUNTRY CLUB ADDITION NO. 2," as per plat recorded in Volume 8 of Plats, pages 78 and 79, records of Skagit County, Washington, EXCEPT the South 20 feet thereof as the Ovenell County Road, AND EXCEPT the following described tract:

Beginning at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 2 from which the South quarter corner bears South 89°36'00" East a distance of 1323.94 feet;
 thence South 89°36'00" East along the South line of the Southeast 1/4 of the Southwest 1/4 of said Section 2 a distance of 300.00 feet;
 thence North 0°52'37" West parallel with the West line of the Southwest 1/4 of the Southwest 1/4 of said Section 2 a distance of 291.50 feet to the true point of beginning;
 thence North 89°36'00" West parallel with the South line of the Southeast 1/4 of the Southwest 1/4 a distance of 40.52 feet to the beginning of a curve to the right having a radius of 163.05 feet;
 thence along the arc of said curve to the right through a central angle of 28°40'41" for an arc length of 81.61 feet;
 thence South 89°36'00" East a distance of 118.31 feet to the Northeast corner of that certain tract of land conveyed to Kirk Wilson, et ux, by deed recorded May 18, 1972, under Auditor's File No. 768442 and to a point which bears North 0°52'37" West from the true point of beginning;
 thence South 0°52'37" East a distance of 20.00 feet to the true point of beginning.

The above described tract of land is shown as a portion of Tract "B" of Short Plat No. 31-72, as approved May 9, 1972.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 2 from which the South quarter corner bears South 89°36'00" East a distance of 1323.94 feet;
 thence South 89°36'00" East along the South line of the Southeast 1/4 of the Southwest 1/4 of said Section 2, a distance of 300.00 feet;
 thence North 0°52'37" West parallel with the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 2, a distance of 311.50 feet to the Northeast corner of that certain tract of land conveyed to Kirk Wilson, et ux, by deed recorded May 18, 1972, under Auditor's File No. 768442;
 thence North 89°36' West along the North line of said Kirk Wilson tract a distance of 118.31 feet to the true point of beginning;
 thence continue North 89°36' West a distance of 56.66 feet;
 thence North 41°26'03" East a distance of 33.61 feet to a point on a curve to the left; the radius point of said curve bears North 44°11'33" East a distance of 163.05 feet;

thence along the arc of said curve to the left in a Southeasterly direction through a central angle of $15^{\circ}06'52''$ an arc length of 43.01 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.