

When recorded return to:

Kenneth A. Johnson and Cynthia M. Johnson
1910 South 15th Street
Mount Vernon, WA 98274

212337-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241562
Jul 30 2024
Amount Paid \$7989.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Jared Bradel, Successor Trustee of The Edward J. Bradel Trust Agreement dated November 30, 1995**

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

in hand paid, conveys and warrants to **Kenneth A. Johnson and Cynthia M. Johnson, 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. NW 1/4 & SW 1/4 SE 1/4 and Ptn. NE 1/4 & SE 1/4 SW 1/4, Sec 10-35N-R7 EWM

Tax Parcel Number(s): 350710-3-001-0102/P42380 & 350710-4-002-0109/P42399

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. 212337-LT.

Dated: July 19, 2024

(attached to Statutory Warranty Deed)

The Edward J. Bradel Trust Agreement dated November 30, 1995

By: Jared Bradel, Trustee
Jared Bradel, Successor Trustee

STATE OF Washington
COUNTY OF Thurston

This record was acknowledged before me on 21st day of July, 2024 by Jared Bradel, Successor Trustee of The Edward J. Bradel Trust Agreement dated November 30, 1995.

Ed Chase Notary Public
Signature

Notary Public
Title

My commission expires: 3-14-2026

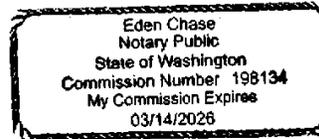


Exhibit A**PARCEL "A":**

The Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 35 North, Range 7 East, W.M., lying West of the Westerly right of way line of the 60 foot wide Baker Lake Road, as said road was conveyed to Skagit County by Deed recorded April 11, 1966, under Auditor's File No. 681275, records of Skagit County, Washington and lying Northerly of the former right-of-way of the Great Northern Railway,

EXCEPT that portion lying within the North 500 feet of the West 390 feet thereof.
(Said excepted portion being conveyed to the State of Washington by Deed recorded November 12, 1949, under Auditor's File No. 438000, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
thence North 0°49'16" East along the East line thereof for a distance of 638.94 feet to a point which lies 10 feet Northwesterly of the top of a steep slope;
thence Southwesterly along a line 10 feet Northwesterly of the top of said slope, to the intersection of said line with the South line of said subdivision;
thence South 87°58'32" East along said South line for a distance of 695.34 feet to the point of beginning,

EXCEPT that certain strip of land conveyed to William Nieshe, et ux, by deed recorded under Auditor's File No. 826165, records of Skagit County, Washington. Said excepted strip being more particularly described as follows:

Beginning at the Southeast corner of said subdivision;
thence North 0°24'55" West along the East line of said subdivision a distance of 22.58 feet to a point on the South side of an existing fence line;
thence South 87°23'05" West along the South line of said fence a distance of 115.07 feet to an angle point in said fence line;
thence South 82°31'03" West along the South line of said fence a distance of 74.96 feet to an angle point in said fence line;
thence South 9°41'48" East along the Easterly side of said fence a distance of 5.46 feet to the South line of said Northeast 1/4 of the Southwest 1/4;
thence South 89°20'07" East along said 1/16 section line, a distance of 188.53 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

(continued...)

PARCEL "C":

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence North $89^{\circ}20'07''$ West along the North line of said subdivision a distance of 188.53 feet to a point on the Easterly side of an existing fence line and the true point of beginning;
thence continue North $89^{\circ}20'07''$ West along the North line of said subdivision, a distance of 86.47 feet to an iron pipe at the Northwest corner of the William Nieshe property;
thence South $0^{\circ}24'55''$ East, parallel with the East line of said Southeast 1/4 of the Southwest 1/4, a distance of 18.00 feet to a point in a previously existing old fence line;
thence North $80^{\circ}26'58''$ East along the line of the previously existing fence a distance of 87.96 feet to a point on the East side of an existing fence;
thence North $9^{\circ}41'48''$ West along the East line of said fence a distance of 2.44 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.