



202408300072

08/30/2024 12:20 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

When recorded return to:

Shane Aggergaard and Jennifer Aggergaard  
2011 Cove Place  
Anacortes, WA 98221

Land Title and Escrow  
212700-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024-1986  
AUG 30 2024

Amount Paid \$ 8,205  
Skagit Co. Treasurer  
By *SLB* Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas N. Rosadiuk, Successor Trustee of Survivor's Trust under Article VIII of the Thomas Rosadiuk and Judith Slajer Revocable Trust dated May 14, 2013 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Shane Aggergaard and Jennifer Aggergaard, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

Leasehold estate affecting the following land created by the instrument herein referred to as the Lease which is identified as follows:

Dated: August 2, 1972

Recorded: November 6, 1972

Auditor's File No.: 809703

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Arland M. Kroshus and Margaret D. Kroshus, husband and wife

Assignment of Leasehold Estate and the terms, provisions and conditions thereof.

Recorded August 30, 2024 Auditor's File No. 202408300071

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 143, Revised Map Shelter Bay Div. 2

Tax Parcel Number(s): 5100-002-143-0000/P129012/S3402360026

**For Full Legal See Attached "Exhibit A"**

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. 212700-LT.

Dated: August 23, 2024

(attached to Statutory Warranty Deed)

Survivor's Trust under Article VIII of the Thomas Rosadiuk and Judith Slajer Revocable Trust dated May 14, 2013

By: Thomas N. Rosadiuk  
Thomas N. Rosadiuk, Successor Trustee

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29 day of AUG, 2024 by Thomas N. Rosadiuk, Successor Trustee of Survivor's Trust under Article VIII of the Thomas Rosadiuk and Judith Slajer Revocable Trust dated May 14, 2013.

Brianna Maldonado  
Signature

Notary Public  
Title

My commission expires: Aug 30 2025



**Exhibit A**

Lot 143, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Tribal Reservation", as recorded in Volume 43 of Official Records, page 833, records of Skagit County, Washington.

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.