

When recorded return to:

John Hardy Davis  
1909 Island View Place  
Anacortes, WA 98221

210804-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242001

Aug 30 2024

Amount Paid \$8005.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Noelle K. Byfield and Fidelity Personal Trust Company, FSB, Co-Trustees of The R.J. and Janet F. Rosenberger Trust dated July 8, 2011**

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

in hand paid, conveys and warrants to **John Hardy Davis, an unmarried person**

the following described real estate, situated in the County of Skagit, State of Washington:

The West 84 feet of Lot 15, "THE PLAT OF ISLAND VIEW PARK NO. 2, ANACORTES, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 78, records of Skagit County, Washington.

EXCEPT the West 18 feet, thereof;

Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Parcel Number(s): 3799-000-015-0002/P57666

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. 210804-LT.

Dated: August 27 2024

(Attached to Statutory Warranty Deed)

The R.J. and Janet F. Rosenberger Trust dated July 8, 2011

By: Noelle K. Byfield Co-Trustee  
Noelle K. Byfield, Co-Trustee

Fidelity Personal Trust Company, FSB, Co-Trustee

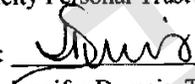
By: \_\_\_\_\_  
Beth Keene, Associate Trust Officer

(Attached to Statutory Warranty Deed)

The R.J. and Janet F. Rosenberger Trust dated July 8, 2011

By: \_\_\_\_\_  
Noelle K. Byfield, Co-Trustee

Fidelity Personal Trust Company, FSB, Co-Trustee

By:  \_\_\_\_\_  
Jennifer Dumais, Trust Admin Assistant

STATE OF WASHINGTON

COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of Aug, 2024 by Noelle K. Byfield,  
Co-Trustee of The R.J. and Janet F. Rosenberger Trust dated July 8, 2011.

Brianna Maldonado  
Signature

Notary Public  
Title

My commission expires: Aug 30 2025



STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2024 by Beth Keene,  
Associate Trust Officer for Fidelity Personal Trust Company FSB.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My commission expires:

STATE OF WASHINGTON

COUNTY OF SKAGIT

This record was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2024 by Noelle K. Byfield,  
Co-Trustee of The R.J. and Janet F. Rosenberger Trust dated July 8, 2011.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My commission expires:

STATE OF New Hampshire  
COUNTY OF Hillsborough

This record was acknowledged before me on 29<sup>th</sup> day of August, 2024 by Jennifer Dumais,  
Trust Admin. Assistant for Fidelity Personal Trust Company FSB.

Elizabeth M. Lorsebach  
Signature

Senior Trust Officer  
Title

My commission expires: 8/29/24 6/28/28



## 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.