



202409180026

09/18/2024 11:19 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

After Recording Mail To:
Peter A. Gilbert
Gilbert & Gilbert Lawyers, Inc.
314 Pine Street, Suite 211
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2024-2198
SEP 18 2024

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

QUIT CLAIM DEED

Abbreviated Legal Description: Ptn Lots 82 and 83 First Addition Big Lake Water Front Tracts
Full legal on Page 2
XrefID/Tax Parcel No. 3863-000-083-0200 / P115761

THE GRANTOR, **ALISTAIR BOUDREAUX**, who took title as an unmarried man, residing at 18780 West Big Lake Boulevard, Mount Vernon, Washington 98274, for no monetary consideration and out of love and affection to establish community property, conveys, and quit claims to GRANTEEES, **ALISTAIR BOUDREAUX and MERCEDES BOUDREAUX**, husband and wife, all Grantor's interest and any after acquired right, title, and interest in and to real property, legally described as follows:

SEE SCHEDULE "A" ATTACHED

DATED this 30th day of July, 2024.

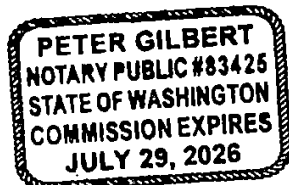
[Signature]

ALISTAIR BOUDREAUX

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know, or have satisfactory evidence, that **ALISTAIR BOUDREAUX** is the person who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30th day of July, 2024.



[Signature]

NOTARY PUBLIC in and for the
State of Washington
Residing at mt vernon, wa
My commission expires: 7-29-26

SCHEDULE A – Legal Description

PARCEL A: That portion of Lot 82, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Westerly of the County road as described under Auditor's File No. 404826, records of Skagit County, Washington, and Southeasterly of the following described line:

Beginning at a point on the Southwesterly line of said Lot 82, which is South 45°55'36" East 78.98 feet from the Northwestern corner thereof;
Thence North 17°35'04" East, a distance of 56.26 feet;
Thence North 33°02'57" East, a distance of 73.92 feet to the terminal point of this line description, which point is on the West line of said County road and 40.04 feet from the intersection of the West line of said County road with the Northwestern line of said Lot 82.

Also, that portion of Lot 83, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Southwesterly of that portion conveyed for road right of way to Skagit County by deed recorded May 26, 1947, under Auditor's File No. 404831, records of Skagit County, Washington.

PARCEL B:

A 30-foot-wide easement for ingress, egress and utilities over, under and through that portion of Lots 84 and 85, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, the centerline of which is described as follows:

Beginning at the intersection on the West line of the 60-foot-wide County road as conveyed by deed filed under Auditor's File No. 513940, records of Skagit County, Washington, with Northwestern line of said Lot 85;
Thence South 39°00'04" East along said right of way, a distance of 17.33 feet to the point of beginning of this centerline description and which point is on a curve concave to the North, the radius point of which bears North 15°31'51" West, a distance of 45.00 feet;
Thence Westerly along said curve through a central angle of 63°52'20", and an arc distance of 50.17 feet;
Thence North 41°39'32" West a distance of 31.67 feet to the point of curvature of a curve concave to the South having a radius of 104.00 feet;
Thence Westerly along said curve through a central angle of 23°52'57", and an arc distance of 43.35 feet to the line common to Lots 83 and 84 of said plat, and the terminal point of this centerline description.

SUBJECT TO covenants, conditions, restrictions, easements and agreements of record.

All situated in Skagit County, Washington.

Commonly known as: 18780 West Big Lake Boulevard, Mount Vernon, WA 98274



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents 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.