

When recorded return to:

Jose Luis Llamas Orozco
21727 Swan Road
Mount Vernon, WA 98273

212924-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242331
Sep 27 2024
Amount Paid \$17305.00
Skagit County Treasurer
By Shannon Burrow Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Rodney D. Hibma and Susan Hibma, a married couple**

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

in hand paid, conveys and warrants to **Jose Luis Llamas Orozco, an unmarried person**

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 NE, 10-34-4 & Ptn SW SE, 3-34-4 E W.M.

Tax Parcel Number(s): 340410-0-005-0009/P24429 & 340410-1-003-0009/P24437 & 340403-4-004-0001/P23475

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. 212924-LT.

Dated: September 24, 2024

(attached to Statutory Warranty Deed)

Rodney D. Hibma
Rodney D. Hibma

Susan Hibma
Susan Hibma

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of September 2024 by Rodney D. Hibma and Susan Hibma.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-26

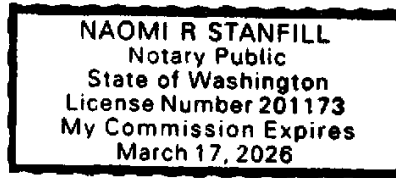


Exhibit A

PARCEL "A":

That portion of the East 20 rods (330 feet) of the Southwest Quarter of the Southeast Quarter lying South of Nookachamps Creek, in Section 3, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the East 20 rods (330 feet) of the Northwest 1/4 of the Northeast 1/4 lying North of the Clear Lake-Mount Vernon Road in Section 10, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion of said premises described as follows:

Beginning at the Southwest corner of that portion of the East 330 feet of said Northwest Quarter of the Northeast Quarter of said Section 10, lying Northerly of the County Road, thence North 151 feet along the West line of said East 330 feet on which there is an established fence line (as fence line existed on July 27, 1959); thence East 330 feet to the East line of said Northwest Quarter of the Northeast Quarter; thence South 263.8 feet, more or less, to the Northerly line of the County road; thence Westerly along said Northerly line to the point of beginning,

EXCEPT the West 16 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Northwest Quarter of the Northeast Quarter of Section 10, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of that portion of the East 330 feet of said Northwest Quarter of the Northeast Quarter, lying Northerly of the County road, thence North 151 feet along the West line of said East 330 feet on which there is an established fence line (as said fence line existed on July 27, 1959); thence East 330 feet to the East line of said Northwest Quarter of the Northeast Quarter; thence South 263.8 feet, more or less, to the Northerly line of the County road; thence Westerly along said Northerly line to the point of beginning,

EXCEPT the West 16 feet thereof.

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.