

When recorded return to:

Bryan D. Sondheim and Janis A. Sondheim
111 South 3rd Street
La Conner, WA 98257

213377-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242394
Oct 02 2024
Amount Paid \$15970.00
Skagit County Treasurer
By Shannon Burrow Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **James N. Bertelson and Sherie L. Bertelson, Trustees of James & Sherie Bertelson Living Trust dated April 6, 2023**

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

in hand paid, conveys and warrants to **Bryan D. Sondheim and Janis A. Sondheim, 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.)

Lot 9 and Ptn of Lot 10, Block L, Map of LaConner

Tax Parcel Number(s): 4123-012-010-0007/P74006

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. 213377-LT.

Dated: 09/23/2024

(attached to Statutory Warranty Deed)

*The James & Sherie

*Bertelson Living Trust dated April 6, 2023

By:

James N. Bertelson
James N. Bertelson, Trustee

By:

Sherie L. Bertelson
Sherie L. Bertelson, Trustee

STATE OF ALASKA

COUNTY OF Anchorage

This record was acknowledged before me on 28th day of 09, 2024 by James N. Bertelson
and Sherie L. Bertelson, Trustees of Bertelson Living Trust dated April 6, 2023.

Lekeisha Turrentine

Signature

*The James & Sherie

Public Notary

Title



My commission expires: 04-19-2026

Exhibit A**PARCEL "A":**

Lots 9 and 10, Block L, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872," as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;

EXCEPT that portion of Lot 10, Block L, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872," as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 10;
thence North 30°56' East along the West line of said Lot 10 a distance of 20.00 feet;
thence South 49°13'23" East a distance of 26.04 feet to a point on the South line of said Lot 10, which point bears North 89°43' East a distance of 30.00 feet from the Southwest corner of said Lot 10;
thence South 89°43' West along the South line of said Lot 10 a distance of 30.00 feet to the true point of beginning of this description.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress and egress to Lot 9 over and across Lot 8, all in Block L, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872," as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 8;
thence North 30°56' East along the Southeasterly right-of-way line of Third Street as platted a distance of 20.00 feet;
thence South 29°40'30" East a distance of 19.63 feet to a point on the South line of said Lot 8 which bears North 89°43' East a distance of 20.00 feet from the Southwest corner of said Lot 8;
thence South 89°43' West along the South line of said Lot 8 a distance of 20.00 feet to the Southwest corner of said Lot 8 and the point of beginning of this easement description.

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.