



202410300025

10/30/2024 11:04 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

When recorded return to:

John William Salamida and Karen DeFries Salamida  
268 Quillayute Place  
La Conner, WA 98257

213614-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 2753  
OCT 30 2024

Amount Paid \$ 2085.00  
Skagit Co. Treasurer  
By LT Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Vincent Cicotte and Barbara Cicotte, a married couple, and S. Scott Novak and Susan Novak, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION – Pursuant to IRC Section 1031 Tax Deferred Exchange** in hand paid, conveys and warrants to **John William Salamida and Karen DeFries Salamida, 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 269, Shelter Bay Div. 2

Tax Parcel Number(s): S3402350078/5100-002-269-0000/P129114

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

Dated: March 31, 1973

Recorded: April 2, 1973

Auditor's File No.: 782756

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: B.E. Evertt and Myrtle E. Evertt, husband and wife

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

Recorded: October 30, 2024 Auditor's File No.: 202410300024

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. 213614-LT.

Dated: October 23, 2024

(attached to Statutory Warranty Deed)

Vincent Cicotte  
Vincent Cicotte

Barbara Cicotte  
Barbara Cicotte

S. Scott Novak  
S. Scott Novak

Susan Novak  
Susan Novak

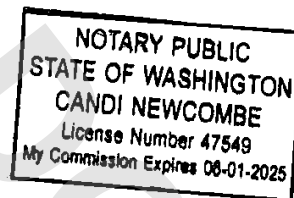
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 23 day of October, 2024 by Vincent Cicotte,  
Barbara Cicotte, ~~S. Scott Novak~~ and Susan Novak.

Candi Newcombe  
Signature

Notary Public  
Title

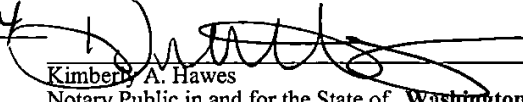
My commission expires: 8/1/25

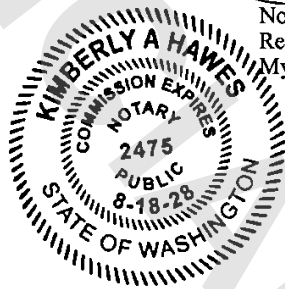


(Attached to SND)

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that S. Scott Novak and Susan Novak are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 25, 2024  
  
\_\_\_\_\_  
Kimberly A. Hawes  
Notary Public in and for the State of Washington  
Residing at: Oak Harbor  
My appointment expires: Aug 18, 2028



### **Exhibit A**

Lot 269, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian 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.