

When recorded return to:

Kurt Byron Treftz and Karen Lynn
17878 Cobahud Road
La Conner, WA 98257

212565-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242855

Nov 07 2024

Amount Paid \$19352.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Ella Y. Alexander, an unmarried person, individually and as Personal Representative for the Estate of John M. Alexander**

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

in hand paid, conveys and warrants to **Kurt Byron Treftz and Karen Lynn, 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.)


Ptn Lot 57, Anaco Beach

Tax Parcel Number(s): 3858-000-057-0009/P61860

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. 212565-LT.

Dated: November 4, 2024

(attached to Statutory Warranty Deed)


Ella Y. Alexander

STATE OF CALIFORNIA
COUNTY OF VENTURA

This record was acknowledged before me on 06 day of NOVEMBER, 2024 by Ella Y. Alexander.


Signature

NOTARY PUBLIC
Title

My commission expires: 12/06/2024

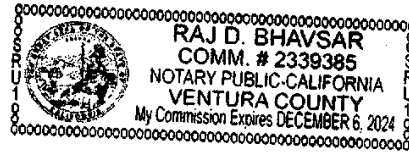


Exhibit A

Lot 57, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington;

EXCEPT all that portion more particularly described as follows:

Beginning at the Southwest corner of Lot 2 of Short Plat No. 114-78, approved September 26, 1980, and recorded in Volume 4 of Short Plats, page 185, records of Skagit County, Washington, being a portion of Lot 58, said Plat of Anaco Beach;
thence North 89°56'00" East, along the South line of said Lot 2, for a distance of 662.34 feet to the Southeast corner thereof, said point being also the East corner common to said Lots 57 and 58, Plat of Anaco Beach;
thence South 01°09'51" East, along the East line of said Lot 57, Plat of Anaco Beach, for a distance of 18.65 feet;
thence South 89°56'00" West, parallel with the North line of said Lot 57, for a distance of 666.88 feet to the Southerly extension of the Westerly line of said Lot 2, Short Plat No. 114-78;
thence North 14°46'06" East, along said Southerly extension, a distance of 19.29 feet to the point of beginning.

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.