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11/20/2024 09:12 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

After recording, return to:  
WOLF LEE HURST & SLATTERY, PLLP  
230. E. CHAMPION STREET  
BELLINGHAM, WA 98225

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20243003

NOV 20 2024

Amount Paid \$ 0  
Skagit Co. Treasurer  
By LT Deputy

DOCUMENT TITLE:	QUIT CLAIM DEED
GRANTOR:	JODY BOERINGA
GRANTEE:	KAIMANA LLC, a Washington limited liability company
ABBREVIATED LEGAL DESCRIPTION:	PORTION OF NE 1/4 SE 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
ASSESSOR'S TAX PARCEL NUMBERS:	PI18224 / 360417-4-001-0100
REFERENCE NUMBER OF RELATED DOCUMENT:	NA

### QUIT CLAIM DEED

THE GRANTOR, JODY BOERINGA for and in consideration of WAC 458-61A-211(2)(a), mere change in identity or form, conveys and quit claims to GRANTEE, KAIMANA LLC, a Washington limited liability company, the following described real estate, which is Grantor's sole and separate property and which is situated in the county of Skagit, state of Washington, including any interest therein which Grantor may hereafter acquire:

THAT PORTION OF LOT 3, SKAGIT COUNTY SHORT PLAT PL-00-0739, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200107180017, BEING A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SECTION 17 SOUTH 02°13'04" WEST, 355.41 FEET; THENCE DEPARTING SAID EAST LINE NORTH 88°34'21" WEST, 1,282.54 FEET MORE OR LESS TO THE EAST MARGIN OF BUTLER

CREEK ROAD; THENCE ALONG A NON-TANGENT CURVE, ALSO BEING THE EAST MARGIN OF SAID ROAD, FROM WHICH THE RADIUS POINT BEARS NORTH 75°31'34" WEST A DISTANCE OF 1,318.65 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°40'59" A DISTANCE OF 199.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°47'27" EAST, 174.71 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, ALSO BEING A POINT ON THE EAST WEST CENTER LINE OF SAID SECTION; THENCE ALONG SAID EAST WEST CENTER LINE SOUTH 87°49' 39" EAST, 1,244.04 FEET TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Dated this 18<sup>th</sup> day of November, 2024.

**JODY BOERINGA**

STATE OF WASHINGTON )

) ss.

County of Whatcom )

On this 18<sup>th</sup> day of November, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JODY BOERINGA, to me known to be the individual described in, and who executed the within instrument for himself and acknowledged to me that he signed and sealed the same as his own free and voluntary act and deed for himself.

Witness my hand and official seal hereto affixed the day and year first above written.



Carly Parce  
 Printed Name: Carly Parce  
 Notary Public in and for the state of WA, residing at Bellingham  
 My commission expires: 04/13/27



## 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.