

When recorded return to:

M. Madeleine Boshart  
P O Box 1066  
Tiburon, CA 94920

213923-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20243039

Nov 22 2024

Amount Paid \$33517.50  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

**THE GRANTOR(S) Cynthia A. Backlund, an unmarried person**  
for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE**  
**CONSIDERATION** in hand paid, conveys and warrants to **M. Madeleine Boshart, an unmarried**  
**person** the following described real estate, situated in the County of Skagit, State of Washington:

Beginning at a point on the South line of Block 239 in the Plat of "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, 100 feet West of the Southeast corner of said Block 239;  
thence North, parallel with the East line of said block to an intersection with a line which is 30 feet South of (measured at right angles) and parallel with a line running from a point in the center line of Avenue D 602.7 feet North of its intersection with the center line of Eleventh Street, to a point in the center line of Avenue B 248.2 feet North of its intersection with the center line of Eleventh Street; thence Southwesterly, parallel with said described line and 30 feet distant Southerly therefrom (measured at right angles) to a point 200 feet due West of the East line of said Block 239 and said East line produced;  
thence South, parallel with said East line, to the South line of said Block 239,  
thence East along said South line to the point of beginning.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 3772-239-020-0315/P56378

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. 213923-LT.

Dated: 11/20/24

(Attached to Statutory Warranty Deed)

Cynthia A. Backlund  
Cynthia A. Backlund

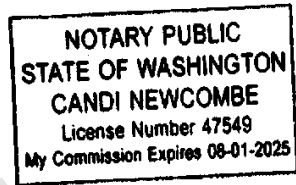
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 20 day of November 2024 by Cynthia A. Backlund.

Candi Newcombe  
Signature

Notary Public  
Title

My commission expires: 8/1/25



## 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.