

When recorded return to:

Richard Duncan and Jolene Duncan
10030 159th Ave SE
Snohomish, WA 98290

213626-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243221

Dec 10 2024

Amount Paid \$32045.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Craig A. Dayton and Catherine M. Dayton, husband and wife**

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

in hand paid, conveys and warrants to **Richard Duncan and Jolene Duncan, 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 of Lot 2, SP 157-79, AFN: 198103260004 and Ptn. NE ¼ - SE ¼, Sec. 16-35-3 EWM

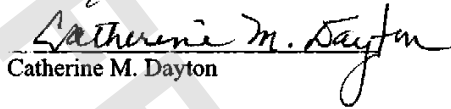
Tax Parcel Number(s): 350316-4-001-0009/P34410

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. 213626-LT.

Dated: December 5, 2024

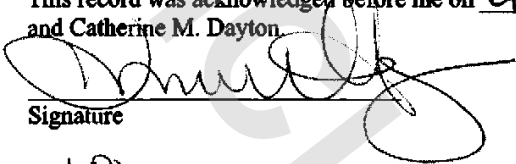
(attached to Statutory Warranty Deed)


Craig A. Dayton


Catherine M. Dayton

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 9th day of Dec., 2024 by Craig A. Dayton
and Catherine M. Dayton


Signature

LPD
Title

My commission expires: August 18, 2028

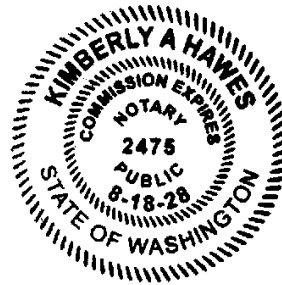


Exhibit A**PARCEL "A":**

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 35 North, Range 3 East, W.M., and of Lot 2, Short Plat No. 157-79, approved March 25, 1981, recorded March 26, 1981, in Book 5 of Short Plats, page 41, under Auditor's File No. 8103260004, and being a portion of the East 1/2 of the Southeast 1/4 of Section 16, Township 35 North, Range 3 East, W.M., lying Northerly and Westerly of the following described line:

Beginning at the Southeast corner of said Lot 2 of Short Plat No. 157-79;
thence West along the North line of Allen West Road, a distance of 803.56 feet, more or less, to the Southeast corner of a tract marked "EXCEPTION" on the face of said Short Plat, said point being the true point of beginning of this line description;
thence North, along the East line of said "EXCEPTIONS" tract, a distance of 208.70 feet to the Northeast corner thereof;
thence East, parallel with the South line of said Section 16, a distance of 155.56 feet, more or less, to a point 648.00 feet West of the East line of said Section 16;
thence North parallel with the East line of said Section 16 and distant 648.00 feet Westerly therefrom, a distance of 2,433.65 feet, more or less, to the North line of the Southeast 1/4 of said Section 16 and the terminus of this line description.

EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Lot 2;
thence West, along the North line of Allen West Road, a distance of 1,012.26 feet, more or less, to the Southwest corner of a tract marked "EXCEPTION" on the face of said Short Plat, said point being the true point of beginning;
thence North, along the West line of said "EXCEPTION" tract, and said line extended North, a distance of 500.00 feet;
thence West a distance of 350.00 feet, more or less, to the West line of said Lot 2;
thence South along said West line a distance of 296.3 feet, more or less, to the Northwest corner of Lot 1 of said Short Plat No. 157-79;
thence East along the North line of said Lot 1 a distance of 234.00 feet to the Northeast corner thereof;
thence South along the East line of said Lot 1 a distance of 203.70 feet to the North line of Allen West Road;
thence East along said North line a distance of 116.00 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and across the East 20 feet of the following described property:

That portion of Lot 2, Short Plat No. 157-79, approved March 25, 1981, recorded March 26, 1981 in Volume 5 of Short Plats, page 41, under Auditor's File No. 8103260004, and being a portion of the East 1/2 of the Southeast 1/4 of Section 16, Township 35 North, Range 3 East, W.M., more particularly

described as follows:

Beginning at the Southeast corner of said Lot 2;
thence West, along the North line of Allen West Road, a distance of 1,012.26 feet, more or less, to the Southwest corner of a tract marked "EXCEPTION" on the face of said Short Plat, said point being the true point of beginning;
thence North, along the West line of said "EXCEPTION" tract, and said line extended North, a distance of 500.00 feet;
thence West a distance of 350.00 feet, more or less, to the West line of said Lot 2;
thence South along said West line a distance of 296.3 feet, more or less, to the Northwest corner of Lot 1 of said Short Plat No. 157-79;
thence East along the North line of said Lot 1 a distance of 234.00 feet to the Northeast corner thereof;
thence South along the East line of said Lot 1 a distance of 203.70 feet to the North line of Allen West Road;
thence East along said North line a distance of 116.00 feet, more or less, to the true 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.