





202501070033

01/07/2025 03:12 PM Pages: 1 of 4 Fees: \$305.50
Skagit County Auditor

WHEN RECORDED MAIL TO:
Charles R. and Ruth L. Griffin
215 Pioneer Dr.
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20250037
JAN 07 2025

Amount Paid \$ 
By  Deputy
Skagit Co. Treasurer

WARRANTY DEED

Grantor: Ruth Lynn Griffin and Charles Roy Griffin, a married couple
Grantee: Charles R. Griffin and Ruth L. Griffin as trustees of the Charles R. and Ruth L. Griffin Family Trust dated April 15, 2004
Abbreviated Legal: LT 17, FAIRVIEW ADDN REPLAT
Tax Assessor Parcel #: P72509/4083-000-017-0003

THIS DEED, by and between Ruth Lynn Griffin and Charles Roy Griffin, a married couple, whose address is 215 Pioneer Dr., Burlington, Washington 98233, hereinafter "Grantors," and Charles R. Griffin and Ruth L. Griffin, and their successors, as co-trustees of the Charles R. and Ruth L. Griffin Family Trust dated April 25, 2004, whose address is 215 Pioneer Dr., Burlington, Washington 98233, hereinafter "Grantee:"

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid to Grantor, by and from Grantee, the receipt of which is hereby acknowledged, hereby **conveys and warrants** to and unto Grantee, the following described real estate, situated in Skagit County, Washington:

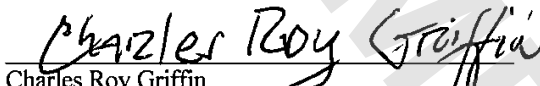
LOT 17, FAIRVIEW ADDITION REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 7 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Tax Account No. P72509/4083-000-017-0003
which has the address of 215 Pioneer Dr., Burlington, WA 98233

This conveyance is made subject to conditions, restrictions and easements of record applicable to and legally binding upon the land hereby conveyed, including, but not limited to, those listed in Exhibit A, which includes the Skagit County Right-to-Manage Natural Resource Lands Disclosure.

Dated: 01/06/2025


Ruth Lynn Griffin

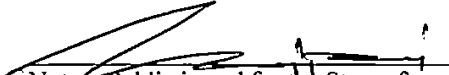

Charles Roy Griffin

STATE OF WASHINGTON)

COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Ruth Lynn Griffin and Charles Roy Griffin are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1-6-2025


Notary Public in and for the State of
Washington, Residing at 1777 S.
Burleyton WA
My appointment expires: 1-6-2027

WITHOUT OPINION:
This Instrument Prepared By:
Wesley E. Harper
P.O. Box 580
Spring Arbor, MI 49283



EXHIBIT A

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Fairview Add:

Recording No: 529820

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 14, 1956

Recording No: 531650

3. 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 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.

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
5. Assessments, if any, levied by City of Burlington.
6. City, county or local improvement district assessments, if any.