

When recorded return to:

Judy A. Pedersen
PO Box 487
Mount Vernon, WA 98273

213826-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250206

Jan 24 2025

Amount Paid \$16023.40

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Christopher H. Miller and Lorena E. Miller, a married couple**

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

in hand paid, conveys and warrants to **Judy A. Pedersen, an unmarried person**

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. Gov. Lot 1 & Ptn. SE $\frac{1}{4}$ - SE $\frac{1}{4}$, Sec 12-35N-R10 EWM

Tax Parcel Number(s): 351012-0-001-0002/P45097

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. 213826-LT.

Dated: January 15, 2025

(attached to Statutory Warranty Deed)



Christopher H. Miller



Lorena E. Miller

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 17th day of Jan., 2025 by Christopher H. Miller and Lorena E. Miller.



Signature



Title

My commission expires: 5-15-27

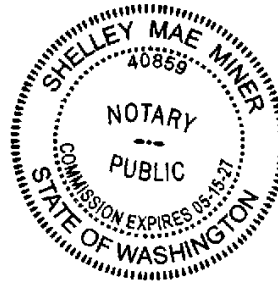


Exhibit A**PARCEL A:**

That portion of the East Half of Government Lot 1 in Section 12, Township 35 North, Range 10 East, W.M., lying Northerly of the State Highway.

EXCEPT road and the West 210 feet thereof.

AND EXCEPT the following described tract:

Beginning at the intersection of the East line of said Government Lot 1 and the North line of the State Highway;
thence North 80 feet;
thence West 40 feet;
thence due South to the North line of said highway;
thence East along said highway to the point of beginning.

AND ALSO EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner of said Government Lot 1;
thence North 1 degree 35'21" East along the East line of said Government Lot 1 a distance of 199.84 feet to the Northerly line of State Highway 20;
thence North 78 degrees 04'00" West along the Northerly line of said State Highway 20 a distance of 223.61 feet to the true point of beginning;
thence continue North 78 degrees 04'00" West along said Northerly line a distance of 198.20 feet to the East line of the West 210 feet of said East Half of Government Lot 1;
thence North 1 degree 26'47" East along the East line of the West 210 feet a distance of 223.51 feet;
thence South 78 degrees 04'00" East parallel with State Highway 20 a distance of 198.20 feet to a point which bears North 1 degree 26'47" East from the true point of beginning;
thence South 1 degree 26'47" West a distance of 223.51 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL B:

That portion of the East Half of Government Lot 1, Section 12, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the intersection of the East line of said Lot 1 with the North line of the State Highway, as same existed on April 26, 1946;
thence North 80 feet;
thence West 40 feet;
thence South to the North line of said Highway;
thence Easterly along said North line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL C:

That portion of the Southeast Quarter of the Southeast Quarter of Section 12, Township 35 North, Range 10 East, W.M., described as follows:

Commencing at the Southwest corner of said subdivision;
thence North 0 degree 35'54" East along the West line thereof, a distance of 198.22 feet to the North line of the 60 foot right-of-way of State Highway SR 20 and the point of beginning of this description;
thence South 79 degrees 07'41" East along said North right-of-way line, a distance of 18.52 feet;
thence Northerly, a distance of 525 feet, more or less to the Northwest corner of that certain tract conveyed to the Concrete School District #102 by Deed filed in Volume 202 of Deeds at page 448 as Auditor's File No. 382247, which point is on the West line of the above described subdivision;
thence South 0 degree 35'54" West along said West line, a distance of 521.66 feet to the point of beginning of this description.

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.