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01/16/2025 09:32 PM Pages: 1 of 3 Fees: \$305.50

Skagit County Auditor, WA

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02/05/2025 02:46 PM Pages: 1 of 3 Fees: \$305.50

Skagit County Auditor, WA

When recorded return to:

Heather MacPhail, Trustee of The Heather MacPhail Trust dated May 24, 2018  
5105 Macbeth Drive  
Anacortes, WA 98221

213841-LT

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

Affidavit No. 20250121

Jan 15 2025

Amount Paid \$15970.00

Skagit County Treasurer

By Kaylee Gudman Deputy

Real Estate Excise Tax

Exempt

Skagit County Treasurer

By Lena Thompson

Affidavit No. 20250313

Date 02/05/2025

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Carol Moehl, a married person as her separate property (not Grantor's Primary Residence)**

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

in hand paid, conveys and warrants to **Heather MacPhail, Trustee of The Heather MacPhail Trust**  
dated **May 24, 2018**

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 102, "SKYLINE NO. 8," as per plat recorded in Volume 9 of Plats, pages 72, 73 and 74,  
records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 3824-000-102-0013/P59762

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.  
213841-LT.

Dated: 1/14/25

Re-record to fix buyers trust date in vesting

(Attached to Statutory Warranty Deed)

*Carol Moehl*  
Carol Moehl

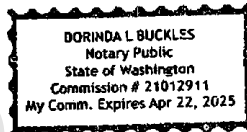
STATE OF WASHINGTON

COUNTY OF King

This record was acknowledged before me on 14 day of JANUARY, 2025 by Carol Moehl.

*Dorinda L Buckles*  
Signature

Notary Public  
Title



My commission expires: 4.22.25

### 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.

STATE OF WASHINGTON } SS  
COUNTY OF SKAGIT COUNTY }

As Auditor of Skagit County County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County County this 4th day of February, 2025.

*Sandra Perkins*  
Auditor  
*Tom Dickson*  
Deputy Auditor

