



202502060017

02/06/2025 09:47 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

Scott Thomas Winter and Danielle Musick Winter
188 Suquamish Way
La Conner, WA 98257

214198-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 0316

FEB 06 2025

Amount Paid \$ 4934.60
By Skagit Co. Treasurer
Deputy
LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Patrick J. McGarry and Carol R. McGarry, husband and wife**
for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE**
CONSIDERATION in hand paid, conveys and warrants to **Scott Thomas Winter and Danielle**
Musick Winter, 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.)

Lot 188, Revised Shelter Bay Div. 2

Tax Parcel Number(s): 5100-002-188-0000/P129652/S3302020072

Leasehold estate affecting the following land created by the instrument herein referred to as the Lease
which is identified as follows:

Dated: December 1, 1974

Recorded: December 2, 1974

Auditor's File No.: 810663

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Karla J. Cronkhite, as her separate property

Assignment of Leasehold Estate and the terms, provisions and conditions thereof.

Recorded February 6, 2025 Auditor's File No. 202502060016

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.
214198-LT.

Dated: January 30, 2025

(attached to Statutory Warranty Deed)

Patrick J. McGarry
Patrick J. McGarry

Carol R. McGarry
Carol R. McGarry

STATE OF Washington
COUNTY OF Skagit

This record was acknowledged before me on 21 day of January, 2025 by Patrick J. McGarry
and Carol R. McGarry.

Candi Newcombe
Signature

Notary Public
Title

My commission expires: 8/1/25

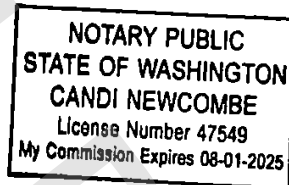


Exhibit A

Lot 188, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, page 833, records of Skagit County, Washington.

TOGETHER WITH the following described parcel:

Beginning at the Southwest corner of Lot 188;
thence South 9°00'00" East to the line of mean high tide;
thence Easterly along the line of mean high tide to an intersection with a line projected South 9°00'00"
East from the Southeast corner of Lot 188;
thence North 9°00'00" West to the Southeast corner of Lot 188;
thence South 81°00'00" West a distance of 80.00 feet to the 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.