

When recorded return to:

Megan Anne Wylie  
14680 Hoxie Lane  
Anacortes, WA 98221

213613-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250540

Feb 28 2025

Amount Paid \$12410.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Cole Erikson and Angela Erikson, a married couple**

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

in hand paid, conveys and warrants to **Megan Anne Wylie, 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.)

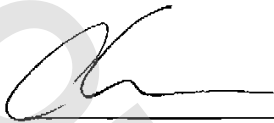
Lots 1 & 14, Block 63, Fidalgo City

Tax Parcel Number(s): 4101-063-014-0002/P73061

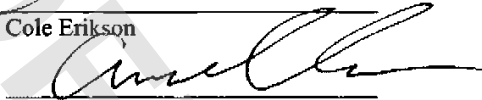
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record  
including, but not limited to, those shown in Land Title Company's Preliminary Commitment No.  
213613-LT.

Dated: February 20, 2025

(attached to Statutory Warranty Deed)



Cole Erikson



Angela Erikson

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 24<sup>th</sup> day of Feb., 2025 by Cole Erikson and Angela Erikson.

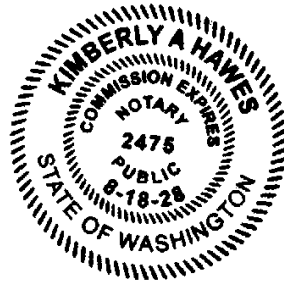


Signature

UPD

Title

My commission expires: August 18, 2028



## Exhibit A

### PARCEL "A":

Lots 1 and 14, Block 63, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated alley, Potter Avenue, Howard Avenue, and 8th Street as would attach by operation of law.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over the North 1/2 of 7th Street lying between the West line of Highland Avenue and the centerline of Potter Avenue; AND ALSO over the West 1/2 of Howard Avenue and the East 1/2 of Potter Avenue, lying adjacent to Lots 2 through 14, Block 63 in said Plat.

Situate in the County of Skagit, State of Washington.

### PARCEL "C":

A non-exclusive easement for ingress, egress and utilities as described in document recorded October 12, 2006, under Skagit County Auditor's File No. 201610120044, including terms and conditions therein.

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.