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03/07/2025 03:35 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Alberto Burgos and Rachel Cook
31006 State Route 20
Lyman, WA 98263

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250667

Mar 07 2025

Amount Paid \$7485.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

#214578-LT (4 pages)

Land Title & Escrow of Skagit & Island County
Reference: 60011558-851

THE GRANTOR(S)

Derek Cagle, an unmarried man

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
Alberto Burgos, an unmarried person, and Rachel Cook, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting
title, which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: (Required if full legal not inserted above.)

PTN NW1/4 NW1/4, SEC 17-35N-R6 EWM

Tax Parcel Number(s): 350617-0-150-0002/P41491 & 350617-0-007-0007/P41323

Right to Manage Natural Resource Lands Disclosure

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 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.

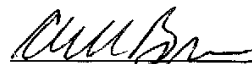
A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction 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.

Dated: 3/7/2025


Alberto Burgos


Rachel Cook

Dated: 3.3.2025

Derek Cagle

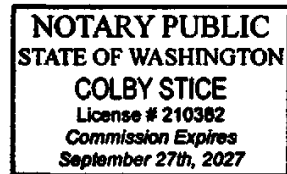
STATE OF WASHINGTON
COUNTY OF WHATCOMThis record was acknowledged before me on this 3rd day of march, 2025, by
Derek Cagle.
SignatureNOTARY
TitleMy commission expires: 9.27.2027

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 31006 State Route 20, Sedro-Woolley, WA 98284
Tax Parcel Number(s): 350617-0-150-0002/P41491 & 350617-0-007-0007/P41323

Property Description:

PARCEL A:

That portion of the Northwest Quarter of the Northwest Quarter of Section Seventeen, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 518 feet North of the Southwest corner of the Northwest Quarter of the Northwest Quarter of said section;
thence East 200 feet
thence North 142 feet to the South line of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter, said section;
thence West to the West line of the Northwest Quarter of the Northwest Quarter of said section;
thence South to the place of beginning.

PARCEL B:

The West 200 feet of that portion of the North half of the Northwest Quarter of the Northwest Quarter of section 17, Township 35 North, Range 6 East, W.M., lying South of the South right of way line of State Highway No. 20, as it now exists as condemned by the State of Washington by decree entered on April 28, 1960 in Superior Court for Skagit County, Cause No. 28060

AND TOGETHER with and except per AF#9612230067.

Situate in the County of Skagit, State of Washington.