

When recorded return to:

Daron J. Browning and Kylie A. Hayton  
16867 Britt Road  
Mount Vernon, WA 98273

212853-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250805

Mar 21 2025

Amount Paid \$8850.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Chris D. Ledeboer and Christy L. Ledeboer, husband and wife**

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

in hand paid, conveys and warrants to **Daron J. Browning, an unmarried person, and Kylie A. Hayton, 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 SW SE, 30-34-4 E W.M.

Tax Parcel Number(s): 340430-0-045-0007/P28847

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. 212853-LT.

Dated: March 13, 2025

(attached to Statutory Warranty Deed)

Chris D. Ledboer  
Chris D. Ledboer

Christy L. Ledboer  
Christy L. Ledboer

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 18<sup>th</sup> day of March, 2025, by Chris D. Ledboer and Christy L. Ledboer.

[Signature]  
Signature

WFO  
Title

My commission expires: August 18, 2028



**Exhibit A**

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said Southwest 1/4 of the Southeast 1/4 which is 998.25 feet East of the Northwest corner of said subdivision;  
thence South to a point 135 feet North of the Britt Slough Road and the true point of beginning;  
thence West 95 feet;  
thence South to the Britt Slough Road;  
thence Easterly along said road to a point due South of the true point of beginning;  
thence North to the true 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.