

When recorded return to:

Michael T. Hughes and Alis M. Tortorelli
16419 Fir Island Road
Mount Vernon, WA 98273

214759-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251157
Apr 18 2025
Amount Paid \$4837.70
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Fohn Land II LLC, a Washington Limited Liability Company**

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

in hand paid, conveys and warrants to **Michael T. Hughes and Alis M. Tortorelli, 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.)

Ptn NE ¼ - SW ¼ and Ptn Gov Lots 7 & 8, all in Sec 10-33N-R3 EWM

Tax Parcel Number(s): 330310-0-047-0001/P15661

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. 214759-LT.

Dated: April 14, 2025

MM
4-17-2025

(attached to Statutory Warranty Deed)

Fohn Land II LLC, a Washington Limited Liability Company

By: Michael V. Fohn Co-Managing Member
Michael V. Fohn, Co-Managing Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 17th day of April, 2025, by Michael V. Fohn, Co-Managing Member of Fohn Land II LLC, a Washington limited liability company.

Naomi R. Stanfill
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 03-17-26

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

Exhibit A

All those portions of the Northeast 1/4 of the Southwest 1/4 and of Government Lots 7 and 8 of Section 10, Township 33 North, Range 3 East W.M., which lies Westerly of the West marginal right of way line of Permanent Highway No . 12 (known as the Brown Slough-Skagit River County Road No. L11) as the same passes through said subdivisions and North of the New North Fork Road as conveyed to Skagit County by deed recorded April 30, 1957 under Auditor's File No. 550684, and East and Southerly of the right of way and lands conveyed to Dike District No. 13 by deeds recorded under Auditor's File Nos. 467598 and 77074.

Situate in the County of Skagit, State of Washington.

W
4-17-2025

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.

MM
4-17-2025