

When recorded return to:

Harold S. Poulton and Wendy S. Poulton
13192 Bridgeview Way
Mount Vernon, WA 98273

214999-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251219
Apr 24 2025
Amount Paid \$19530.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **JoAnn A. Webster and John A. Webster, Trustees of The Webster Family Revocable Living Trust dated March 6, 2009**

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

in hand paid, conveys and warrants to **Harold S. Poulton and Wendy S. Poulton, 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 4, Bridgewater Estates Final Plat, Phase 1

Tax Parcel Number(s): 4626-000-004-0003/P105629

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. 214999-LT.

Dated: April 11, 2025

(attached to Statutory Warranty Deed)

The Webster Family Revocable Living Trust dated March 6, 2009

By: JoAnn A. Webster
JoAnn A. Webster, Trustee

By: John A. Webster
John A. Webster, Trustee

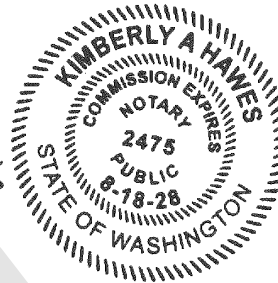
STATE OF Washington
COUNTY OF Skagit

This record was acknowledged before me on this 21st day of April, 2025, by JoAnn A. Webster and John A. Webster, Trustees of The Webster Family Revocable Living Trust dated March 6, 2009.

[Signature]
Signature

WFO
Title

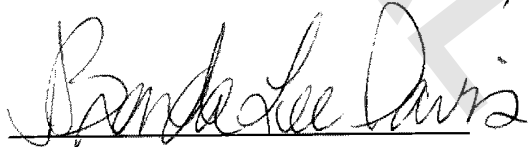
My commission expires: August 18, 2028



State of Oregon Notarial Certificate (ORS Ch. 194.280, 194.285)

Acknowledgment in a Representative Capacity

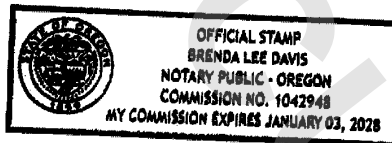
State of OREGON

County of JacksonThis record was acknowledged before me on (date) April 17, 2025by (name(s) of individual(s)) Jo Ann A. Webster as(type of authority) Trustee of (name of party on whose behalfrecord was executed) Webster Family Revocable Trust ^{Living}

Notary Public - State of Oregon

My commission expires 01-03-2028

Official Stamp



Document Description

This certificate is attached to page 2 of a Statutory Warranty Deed (title or
type of document), dated 04-11, 2025, consisting of 34 pages.

Exhibit A

Lot 4, "FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I," as per plat recorded in Volume 15 of Plats, pages 174 and 175, records of Skagit County, Washington.

EXCEPT that portion of said premises lying within the following described parcel:

Beginning at the Southeast corner of said Lot 5, Final Plat of Bridgewater Estates, Phase I, (also being the Northeast corner of Lot 2 of Skagit County Short Plat No. 93-033, approved August 20, 1993, and recorded August 20, 1993, in Volume 10 of Short Plats, pages 223 and 224, under Auditor's File No. 9308200096, records of Skagit County, Washington, being a portion of the Southwest Quarter of Section 32, Township 35 North, Range 3 East, W.M.);
thence North 89°34'25" West, 440.83 feet along the North line of said Lot 2, Skagit County Short Plat No. 93-033 (also being the South line of Lots 3, 4, and 5, Final Plat of Bridgewater Estates, Phase I) to the Northwest corner of said Lot 2, Skagit County Short Plat No. 93-033;
thence North 00°24'54" East, 15.24 feet along the Northerly projection of the West line of said Lot 2, Skagit County Short Plat No. 93-033, to an existing East-West fence line as the same is shown on the face of said Final Plat of Bridgewater Estates, Phase I;
thence South 89°09'11" East, 440.84 feet, more or less, along said East-West fence or fence line projected to the East line of said Lot 5, Final Plat of Bridgewater Estates, Phase I;
thence South 00°24'54" West, 12.00 feet along the East line of said Lot 5 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.