

When recorded return to:

Elizabeth D. Donovan, Trustee of The Skiva Irrevocable Trust dated December 31, 2013  
7111 N Pierce Park Lane  
Boise, ID 83714

213163-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251486

May 15 2025

Amount Paid \$12054.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Albert Lesmeister and Michele Lesmeister, husband and wife**

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

in hand paid, conveys and warrants to **Elizabeth D. Donovan, Trustee of the Skiva Irrevocable Trust, dated December 31, 2013**

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 SE ¼-NE ¼, Sec 2-35N-R1 EWM

Tax Parcel Number(s): 350102-1-007-0007/P31193 & 350102-1-006-0008/P31192

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. 213163-LT.

Dated: May 6, 2025

(attached to Statutory Warranty Deed)

Albert Lesmeister  
 Albert Lesmeister  
Michele Lesmeister  
 Michele Lesmeister

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 9<sup>th</sup> day of May, 2025, by Albert Lesmeister and Michele Lesmeister.

Signature [Handwritten Signature]

LPD  
Title

My commission expires: August 18, 2028



**Exhibit A**

## Parcel 1:

The East 330 feet of the West 660 feet of the Southeast Quarter of the Northeast Quarter of Section 2, Township 35 North, Range 1 East of the Willamette Meridian, EXCEPT that portion lying within County Road commonly known as Edens Road; AND EXCEPT that portion of said premises, if any, lying within the West 10 acres of said Southeast Quarter of Northeast Quarter and EXCEPT that portion of said premises, if any, lying within the East 660 feet of said Southeast Quarter of Northeast Quarter.

Situate in the County of Skagit, State of Washington.

## Parcel 2:

The West 10 acres of the Southeast Quarter of the Northeast Quarter of Section 2, Township 35 North, Range 1 East, W.M., EXCEPT the East 50 feet thereof as conveyed to Skagit County by deed recorded March 17, 1964 under Auditor's File No. 647920, and ALSO EXCEPT any portion lying within County Road commonly known as Edens Road.

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.