

When recorded return to:

Dahlacre Farms, LLC  
PO Box 143  
Bow, WA 98232

215313-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251496  
May 16 2025  
Amount Paid \$2853.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Richard C. Mahaffey and Ella Mahaffey, a married couple**

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

in hand paid, conveys and warrants to **Dahlacre Farms, LLC, a Washington Limited Liability Company**

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 NE, 11-35-3 E W.M.

Tax Parcel Number(s): 350311-1-005-0006/P34083

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. 215313-LT, and Right to Manage Natural Resource Lands Disclosure attached hereto.

Dated: May 15, 2025

(attached to Statutory Warranty Deed)

Richard C. Mahaffey  
Richard C. Mahaffey

Ella Mahaffey  
Ella Mahaffey

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 15<sup>th</sup> day of May, 2025, by Richard C. Mahaffey and Ella Mahaffey.

Naomi R. Stanfill  
Signature

Notary  
Title

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

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 35 North, Range 3 East, W.M. described as follows:

Begin at the intersection of the West line of the Great Northern Railway right-of-way and the South line of the Northeast 1/4 of the Northeast 1/4 of said Section;  
thence West 262.1 feet to the True Point of Beginning;  
thence continue West to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 ;  
thence South along the West line of said Southeast 1/4 of the Northeast 1/4 to the Southwest corner of said subdivision;  
thence East along the South line of said subdivision to a point due South of the True Point of Beginning;  
thence North to the True Point of Beginning;

TOGETHER WITH that portion of the following described Tract "X" lying Westerly and Northerly of the following described line:

Begin at the intersection of the centerline of the right-of-way for the Worline Road with a line running parallel with and 22 feet East of the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 11;  
thence North along said parallel line a distance of 100 feet;  
thence Northeasterly in a straight line to a point on the West line of that certain tract conveyed to Roy T. Pease by deed recorded August 23, 1934 in Volume 164 of Deeds, Page 622 as Skagit County Auditor's File No. 264236 that lies 360 feet Northerly of the centerline of the right-of-way for the Worline Road;

Tract "X": That portion of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 35 North, Range 3 East, W.M., lying North of the County road and West of that certain tract conveyed to Roy T. Pease by deed dated August 23, 1934 and recorded August 23, 1934 in Volume 164 of Deeds, Page 622 as Skagit County Auditor's File No. 264236,

EXCEPT from said Parcel "A" that portion thereof lying within the right-of-way for the Worline 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.