

When recorded return to:

Ian Nicholas Ware and Rachel Carolyn Dunning  
20800 Hartry Lane  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251896  
Jun 18 2025  
Amount Paid \$10274.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

**215542-LT**

Land Title & Escrow of Skagit & Island County  
Reference: 60018530-401

THE GRANTOR(S)  
John R. Mott, a married person

for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to  
Ian Nicholas Ware, an unmarried person, and Rachel Carolyn Dunning, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting  
title, which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: (Required if full legal not inserted above.)

Tract 4, SP 103-75, Vol. 1, Pg. 37 AFN 817731; being a ptn of SE ¼ of Sec 21-36-4 EWM

Tax Parcel Number(s): P49750

**Right to Manage Natural Resource Lands Disclosure**

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County  
residents 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.

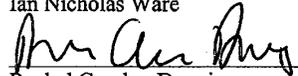
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

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.



Ian Nicholas Ware



Rachel Carolyn Dunning

Dated: 06/15/2025

*John R Mott*

John R. Mott

STATE OF WASHINGTON  
COUNTY OF KING

This record was acknowledged before me on this 15th day of June, 2025, by John R. Mott.



\_\_\_\_\_  
Signature

Notary Public

\_\_\_\_\_  
Title

My commission expires: 03/25/2026

KIMBERLY GRIFFIN  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 198664  
COMMISSION EXPIRES 03/25/2026

Notarized remotely online using communication technology via Proof.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 20800 Hartry Lane, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P49750

Property Description:

Tract 4, Short Plat No. 103-75, approved May 17, 1975 and recorded May 19, 1975 under Auditor's File No. 817731, in Volume 1 of Short Plats, page 37, records of Skagit County, Washington; being a portion of the Southeast 1/4 of Section 21, Township 36 North, Range 4 East, W.M. (Commonly known as Tract 4 of Echo Hill Addition).

Situate in the County of Skagit, State of Washington.

JRM