202506230010
06/23/2025 10:14 AM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Maria Maravelias and Kosta Maravelias
28134 Lake Cavanaugh Road
Mount Vernon, WA 98274

215399-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2025 1930
JUN 23 2025
Amount Paid $ 15,382.60
Skagit Co. Treasurer
By LT Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Keith E. Clevenger and Jackie M. Clevenger, husband and wife**

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

in hand paid, conveys and warrants to **Maria Maravelias and Kosta Maravelias, 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 NW ¼ - SW ¼, Sec 23-33N-R5 EWM

Tax Parcel Number(s): 330523-3-003-0000/P18239

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. 215399-LT.

Dated: June 17, 2025

UNOFFICIAL DOCUMENT

(attached to Statutory Warranty Deed)

Keith E. Clevenger

Jackie M. Clevenger

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 20 day of June, 2025, by Keith E. Clevenger and Jackie M. Clevenger.

Signature

Notary Public
Title

My commission expires: 8/1/25

Notary Public
State of Washington
CANDI NEWCOMBE
COMM. EXPIRES AUG. 01, 2025
COMM. #47549

UNOFFICIAL DOCUMENT

Exhibit A

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East, W.M., lying South and East of Lake Cavanaugh County Road,

EXCEPT road,

AND ALSO EXCEPT that portion thereof described as follows:

Beginning at a point on the East line 500 feet North of the Southeast corner of said Northwest 1/4 of the Southwest 1/4, which is the true point of beginning;
thence due North 320 feet along the East line;
thence North 77°00' West 554 feet;
thence South 41°30' West 187 feet;
thence South 65°00' East 732 feet to the true point of beginning,

EXCEPTING THEREFROM those portions conveyed to Skagit County by deeds recorded July 10, 1986, under Auditor's File Nos. 8607100023 and 8607100024.

Situate in the County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT

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.