

When recorded return to:

Thomas Allen
9609 Samish Island Road
Bow, WA 98232

215918-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252211
Jul 15 2025
Amount Paid \$13789.50
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Tod Schols, a married person, and Lena Marie Thompson, a married person, each as their separate property

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

in hand paid, conveys and warrants to Thomas Allen, an unmarried person

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 of SW SE, 10-35-3 EWM

Tax Parcel Number(s): 350310-4-002-0309/P33994

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. 215918-LT.

Dated: July 8, 2025

(attached to Statutory Warranty Deed)

James Tod Schols
James Tod Schols

Lena Marie Thompson
Lena Marie Thompson

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 10th day of July, 2025, by James Tod Schols and Lena Marie Thompson.

[Signature]
Signature

UPD
Title

My commission expires: August 18, 2028

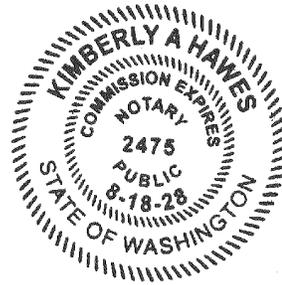


Exhibit A

That portion of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 35 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of said subdivision being also the South 1/4 corner of said Section 10; thence North 89°31' East, along the South line of said Section 10, 265 feet to the true point of beginning; thence continue North 89°31' East along said South line 115 feet; thence North, parallel with the West line of said subdivision, 385 feet to the South line of that certain tract of land conveyed by instrument recorded under Skagit County Auditor's File No. 667183; thence South 89°31' West, along the South line of said Tract, 115 feet; thence South, parallel with said West line of said subdivision, 385 feet to the South line of Section 10 and the true point of beginning,

EXCEPT County road and ditch rights of way.

Also known as Tract "B", Short Plat No. 9-73, approved March 13, 1973.

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.