



202507210041

07/21/2025 11:01 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

Agustine Juarez, Jr. and Michelle D. Juarez
338 Snohomish Drive
La Conner, WA 98257

215661-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025-2303
JUL 21 2025

Amount Paid \$ 3358.60
By Skagit Co. Treasurer Deputy
CC

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Harold Edward Waller, Jr.** who acquired title as **H.E. Waller**, an unmarried person for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Agustine Juarez, Jr. and Michelle D. Juarez**, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Leasehold estate affecting the following land created by the instrument herein referred to as the Lease which is identified as follows:

Dated: February 21, 1972

Recorded: March 20, 1972

Auditor's File No.: 765556

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Grant V. Breed, a single man

Assignment of Leasehold Estate and the terms, provisions and conditions thereof.

Recorded 7/21/25 Auditor's File No. 202507210040

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

Lot 338, Shelter Bay Div. 2

Tax Parcel Number(s): S3402350034/5100-002-338-0000/P128855

For Full Legal See Attached "Exhibit A"

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. 215661-LT.

Dated: 7-18-2025

(attached to Statutory Warranty Deed)

HAROLD EDWARD WALLER JR

BY James Donald Waller AIF

Harold Edward Waller, Jr. by James Donald Waller, Attorney-In-Fact

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 18 day of July, 2025, by James Donald Waller, as Attorney-In-Fact for Harold Edward Waller, Jr..

Candi Newcombe
Signature

Notary Public
Title

My commission expires: 8/1/25

NOTARY PUBLIC
STATE OF WASHINGTON
CANDI NEWCOMBE
License Number 47549
My Commission Expires 08-01-2025

Exhibit A

Lot 338, "Revised Map of Survey of Shelter Bay Div. 2 Tribal and Allotted Lands of Swinomish Indian Reservations," as recorded March 17, 1970, in Volume 43 of official records, pages 833 through 838, inclusive, under Auditor's File No. 737013, records of Skagit County, Washington.

Situate in 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.