

When recorded return to:

Brett Baglien and Heather Baglien
5337 7th Avenue Northeast
Seattle, WA 98105

215218-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252448

Jul 31 2025

Amount Paid \$10986.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **DDC Properties, LLC, a Washington Limited Liability Company** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Brett Baglien and Heather Baglien, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

Lots 3 and 4 in Block 100, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH a triangular strip of land, described as follows:

Beginning at a point on the North line of said Block 100 where it intersects the Westerly line of that certain strip of land shown and designated on said Map of the City of Anacortes, as reserved for the Seattle and Northern Railway Company;
thence East along the North line of said Block 100 produced to the East line of said Lot 3 produced;
thence South along said East line produced to the Westerly line of said strip originally reserved for said railway Company;
thence Northwesterly along said Westerly line to the place of beginning.

Situated in the County of Skagit, State of Washington.

Tax Parcel Number(s): 3772-100-004-0004/P55627

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. 215218-LT.

Dated: 7/29/25

(Attached to Statutory Warranty Deed)

DDC Properties, LLC, a Washington Limited Liability Company

By: *Debbie F. Cornelius*
Debbie F. Cornelius, Co-General Managers

By: *Darrell R. Cornelius*
Darrell R. Cornelius, Co-General Managers

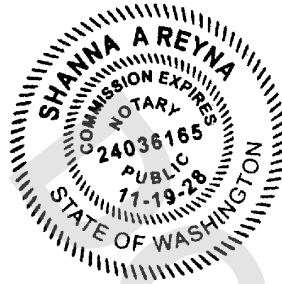
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 29 day of July, 2025, by Debbie F. Cornelius and Darrell R. Cornelius, Co-General Managers of DDC Properties LLC.

Shanna A. Reyna
Signature of notary public

Notary public
Title

My commission expires: 11/19/2028



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.