

When recorded return to:

Jana Maureen Henningsen and Oyvind Henningsen
410 38th Street
Anacortes WA 98221

213120-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252599

Aug 13 2025

Amount Paid \$19975.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Bruce L. Huntley and Karen O. Huntley, Trustees of The Bruce & Karen Huntley Trust dated July 3, 2013**

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

in hand paid, conveys and warrants to **Jana Maureen Henningsen and Oyvind Henningsen, 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.)

Lots 17, 18, 19 and 20, Blk 32, Beale's Maple-Grove Addn. to the City of Anacortes

Tax Parcel Number(s): 3775-032-020-0006/P56764

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. 213120-LT.

Dated: _____

8/8/25

(attached to Statutory Warranty Deed)

The Bruce & Karen Huntley Trust dated July 3, 2013

By: [Signature]
Bruce L. Huntley, Trustee

By: [Signature]
Karen O. Huntley, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 8 day of August, 2025, by Bruce L. Huntley and Karen O. Huntley, Trustees of The Bruce & Karen Huntley Trust dated July 3, 2013.

[Signature]
Signature

Notary public
Title

My commission expires: 11/19/2025



Exhibit A

Lots 17 through 20, inclusive Block 32, "BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES," recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.;

TOGETHER WITH all of the vacated portion of "V" Avenue lying North of the North line of 38th Street, East of the East line of said Block 32 and South of the Southerly line of Highway SR-20, all as vacated by the City of Anacortes Ordinance No. 1910, recorded January 8 1987 under Auditor's File No. 8701080056;

TOGETHER WITH that portion of Government Lot 9, Section 30, Township 35 North, Range 2 East, W.M., lying Southwesterly of Primary State Highway 20 and lying Easterly of "V" Avenue as shown on the Plat of "BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES," recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.;

TOGETHER WITH that portion of vacated 38th Street and "V" Avenue within the City of Anacortes, vacated under Ordinance No. 2440 dated November 17, 1997, recorded April 23, 1998 under Skagit County Auditor's File No. 9804230084, described as follows:

That portion of the Northwest 1/4 of Section 30, Township 35 North, Range 2 East, W.M., beginning at the intersection of the East margin of said "V" Avenue and the North margin of said 38th Street; thence North 89 degrees 56'29" West, along said North margin, 33.13 feet; thence South 36 degrees 23'31" East, 55.76 feet to a point on said East margin of "V" Avenue lying South 0 degrees 03'31" West, 44.86 feet from the point of beginning; thence North 0 degrees 03'31" East, along said East margin, 44.86 feet to the point of beginning;

EXCEPT any portion thereof lying within the said Southerly 21.08 feet as measured along the said East margin of "V" Avenue;

AND EXCEPT from all the above, any portion as conveyed to the State of Washington for Primary State Highway No. 1, by Deed recorded November 15, 1956, under Skagit County Auditor's File No. 544162.

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.