

202508260033

08/26/2025 09:45 AM Pages: 1 of 4 Fees: \$305.50
Skagit County Auditor

When recorded return to:

William M. Webb
849 Kalispell Drive
La Conner, WA 98257

400399-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2025-2749
AUG 26 2025

Amount Paid \$ 1,725.00
Skagit Co. Treasurer
By CC Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karolyn J. Seeley, an unmarried person, individually and as surviving spouse of Robert M. Seeley for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William M. Webb, an unmarried person 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: December 10, 1977

Recorded: August 12, 1985

Auditor's File No.: 8508120050

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Douglas L. Delmonte and Rebecca S. Delmonte, husband and wife

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

Recorded August 26, 2025 Auditor's File No. 202508260032

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

Lot 850, Amended Survey of Shelter Bay Div. 5

Tax Parcel Number(s): S3302020047/5100-005-850-0000/P129500

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. 400399-LT.

Dated: Aug 22 2025

(attached to Statutory Warranty Deed)


Karolyn J. Seeley

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 21 day of Aug, 2025, by Karolyn J. Seeley.

Brianna Maldonado

Signature

Notary Public

Title

My commission expires: Aug 30 2025



Exhibit A

Lot 850, "AMENDED SURVEY OF SHELTER BAY DIVISION 5, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded on June 2, 1976, in Volume 1 of Surveys, pages 184 to 186, records of Skagit County, Washington under Auditor's File No. 836134,

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.