

When recorded return to:

Gerit Bowman
2402 Oregon Avenue
Anacortes, WA 98221

400251-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252764

Aug 27 2025

Amount Paid \$3205.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Troika, 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 Gerit Bowman, 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.)

Lots 11 through 15, Blk 1510, Northern Pacific Add. to Anacortes

Tax Parcel Number(s): 3809-510-015-0008/P58445

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.
400251-LT.

Dated: August 11, 2025

(attached to Statutory Warranty Deed)

Troika, LLC, a Washington Limited Liability Company

By:

Laura W. Kil Kelly
Laura W. Kil Kelly, Manager

STATE OF WASHINGTON

COUNTY OF Pierce.

This record was acknowledged before me on this 20 day of Aug, 2025, by Laura W. Kil Kelly, Manager of Troika, LLC.

(Signature)
(Signature of notary public)

Stamp

notary public
(Title of office)

My commission expires:

5.31.27



Exhibit A

Lots 11 through 15, inclusive, Block 1510, "NORTHERN PACIFIC ADDITION TO ANACORTES,"
as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

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.