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09/16/2025 11:47 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA

Real Estate Excise Tax  
Exempt

Skagit County Treasurer

By Lena Thompson

Affidavit No. 20253038

Date 09/16/2025

When recorded return to:

Town of Hamilton, a Washington municipal corporation  
5105 14th Avenue Northwest, SUITE 200 #307  
Seattle, WA 98107

### STATUTORY WARRANTY DEED

Guardian NW Title 25-23594-TB

THE GRANTOR(S) **Kelley D. Reid**

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to **Town of Hamilton, a Washington municipal corporation**

the following described real estate, situated in the County Skagit, State of Washington:

Lots 26, 27, 28 and 29, Block 61, THE HAMILTON TOWNSITE COMPANY'S FOURTH ADDITION TO THE TOWN OF HAMILTON, WASHINGTON, as per plat recorded in Volume 3 of Plats, page 7, records of Skagit County.

Abbreviated legal description: Property 1:

Lots 26-29, Block 61, HAMILTON TOWNSITE COMPANY'S FOURTH ADD.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P73807/4115-061-029-0003

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23594-TB

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Dated: 09/12/2025

*Kelley D. Reid*

Kelley D. Reid

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 12th day of September, 2025, by Kelley D. Reid.

*KAB*  
Signature

Notary  
Title

My commission expires: 09/11/2027

KYLE BEAM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210008  
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.



### Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents 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.