

When recorded return to:

Valerie J. Newsom
6222 N Fork Rd.
Deming, WA 98244

400476-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253248

Oct 03 2025

Amount Paid \$227.50
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Jeffrey Durkin, who also appears of record as Jeffrey T. Durkin, an unmarried person as his separate property**

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

in hand paid, conveys and warrants to **Valerie J. Newsom, 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.)

Ptn Gov Lot 10, 33-36-3 E W.M.

Tax Parcel Number(s): 360333-0-023-0300/P124311

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. 400476-LT.

Dated: September 22, 2025

(attached to Statutory Warranty Deed)

Jeffrey Durkin
Jeffrey Durkin

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 26th day of Sept, 2025, by Jeffrey Durkin.

[Signature]
Signature

PO
Title

My commission expires:

August 18, 2028

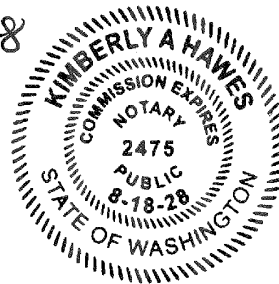


Exhibit A

That portion of Government Lot 10, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the West marginal line of the County road with the North line of a tract conveyed to A. Hall by instrument recorded March 29, 1890, in Volume 10 of Deeds, page 293, records of Skagit County, Washington;
thence West along the North line of said A. Hall Tract a distance of 151 feet;
thence South a distance of 70 feet; thence East parallel to said North line of said A. Hall Tract to the West marginal line of said County road and the true point of beginning;
thence Southerly, along said West marginal line of said County road to a point that is 20 feet South of and parallel to the South line of a tract of land conveyed to David Swanson by deed recorded under Auditor's File No. 9612040001;
thence Westerly, parallel to said Southerly line of said Swanson tract, and the Westerly extension thereof, a distance of 185 feet, more or less, to a point that is 20 feet South and 25 feet West of the Southwest corner of said Swanson tract;
thence North, parallel to the West line of said Government Lot 10, a distance of 70 feet, more or less, to a point that is 350 feet South of the North line of said Government Lot 10;
thence Westerly, parallel to said North line, to the West line of said Government Lot 10;
thence North 20 feet to a point 330 feet South of the North line of said Government Lot 10;
thence East along the South line of said A. Hall tract to the Northwest corner of said Swanson tract;
thence South 70 feet to the Southwest corner of said Swanson tract;
thence East along the South line of said Swanson tract to the point of beginning.

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.