

When recorded return to:

Margaret Catzen
3998 Laura Jo Place
Anacortes, WA 98221

215493-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253290

Oct 08 2025

Amount Paid \$18328.50
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Richard T. Wright and Karen Louise Wright, a married couple**

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

in hand paid, conveys and warrants to **Margaret Catzen, 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 GL 6, 2-34N-1E WM & Ptn Lot 1, Rancho San Juan Del Mar Div. 2

Tax Parcel Number(s): 340102-0-024-0009/P19048

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. 215493-LT.

Dated: October 16th 2025

(attached to Statutory Warranty Deed)

Richard T. Wright

Richard T. Wright

Karen Louise Wright

Karen Louise Wright

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 6 day of Oct, 2025, by Richard T. Wright and Karen Louise Wright.

Brianne Maldonado

Signature

Notary Public

Title

My commission expires: Aug 30 2029

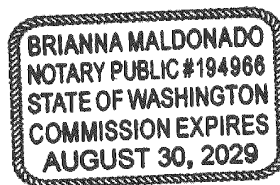


Exhibit A

That portion of Government Lot 6 of Section 2, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the intersection of the South line of Lot 1 and the West line of the County Road known as Marine Drive, all as shown on "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2," as per plat recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington;
thence Southerly along the West line of said County road known as Marine Drive a distance of 100 feet;
thence West parallel to the South line of said Lot 1, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2," to the innerline of Tract 3, Plate 1 of the Anacortes Tidelands;
thence Northerly along said innerline of Tract 3, Plate 1 to the Southwest corner of said Lot 1 of the "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2";
thence East along the South line of said Lot 1, 247.81 feet, more or less, to the point of beginning.

TOGETHER WITH that portion of vacated Marine View Drive adjoining said premises that has reverted thereto by operation of law.

ALSO TOGETHER WITH that portion of said Lot 1 beginning in the Southeast corner of said Lot 1;
thence Northwest for a distance of 6.93 feet along a radius of 2,834.79 feet to the left;
thence South 82°07'30" West, 40.15 feet;
thence North 10°17'07" West 3.97 feet;
thence South 83°58'36" West, 47.46 feet;
thence East 90.03 feet to the point of beginning.

EXCEPT that portion of said Government Lot 6 of Section 2, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the intersection of the South line of said Lot 1 and the West line of the County Road known as Marine Drive;
thence West 90.03 feet to the point of beginning;
thence continuing West 178.40 feet to the Southwest corner of said Lot 1;
thence Southeasterly along the innerline of Tract 3, Plate 1 of the Anacortes Tidelands, 1.70 feet;
thence East 162.34 feet;
thence North 83°58'36" West, 15.72 feet 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.