

When recorded return to:

Selina A. Stanley and Kyle A. Stanley
3999 Chiquita Lane
Anacortes, WA 98221

400484-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253325
Oct 10 2025
Amount Paid \$16682.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Howard H. Holman and Cheron A. Holman, husband and wife**

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

in hand paid, conveys and warrants to **Selina A. Stanley and Kyle A. Stanley, a married couple**

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.)

Ptns of Lots 32, 33 & C, Rancho San Juan Del Mar No. 1

Tax Parcel Number(s): 3972-000-097-0101/P68228 & 3972-000-097-0002/P68227

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. 400484-LT.

Dated: 10-9-2025

(attached to Statutory Warranty Deed)

Howard H. Holman

Howard H. Holman

Cheron A. Holman

Cheron A. Holman

STATE OF WASHINGTON

COUNTY OF *Skagit*

This record was acknowledged before me on this *9* day of *October*, 2025, by Howard H. Holman and Cheron A. Holman.

Shanna A. Reyna

Signature

Notary Public

Title

My commission expires: *11/19/2028*

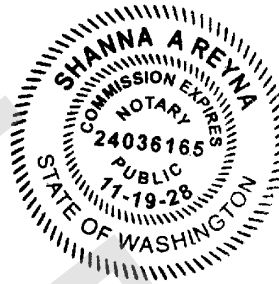


Exhibit A

Parcel "A"

That portion of Lot 33, "Rancho San Juan Del Mar, Subdivision No. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, lying Northeasterly of a line 10 feet Northeasterly of the high water line of Lake Chiquita, as it existed on February 17, 1951, said line being measured at right angles from the high water line of said Lake Chiquita;

EXCEPT that portion of Lot 33 described as follows:

Beginning at a point on the Northerly line of said lot, 164.7 feet Easterly from the Northwest corner thereof;
thence South $39^{\circ}24'$ West 67.1 feet to a point 10 feet from the high water line of Lake Chiquita;
thence following Northerly a line 10 feet from said high water line to the Northerly line of said Lot 33;
thence North $50^{\circ}26'$ East along said lot line to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "B"

That portion of Lot C, "Rancho San Juan Del Mar, Subdivision No. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at a point on the Southerly line of Lot 33 of said subdivision 200.95 feet Easterly from the Southwest corner thereof;
thence South $36^{\circ}13'$ West 58.22 feet to a point 10 feet from the high water line of Lake Chiquita;
thence following Northerly a line 10.0 feet from said high water line to the Southerly line of said Lot 33;
thence North $50^{\circ}26'$ East along said line to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "C"

That portion of Lot 32, "Rancho San Juan Del Mar, Subdivision No. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Easterly most corner of said Lot 32;
thence South $50^{\circ}26'00''$ West along the Southeasterly line of said Lot 32, being a common line with Lot 33, said plat of Rancho San Juan Del Mar, Subdivision No. 1", for a distance of 24.51 feet;
thence North $56^{\circ}09'10''$ West for a distance of 5.13 feet;
thence North $34^{\circ}51'22''$ East for a distance of 23.72 feet, more or less, to the Northeasterly line of said Lot 32, also being the Southwesterly right-of-way margin of Marine Drive;
thence South $55^{\circ}23'00''$ East along said Northeasterly line for a distance of 0.84 feet to a point of curvature;
thence along said curve to the right, concave to the Southwest, having a radius of 924.93 feet, through a central angle of $0^{\circ}40'24''$, an arc distance of 10.87 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "D"

That portion of Tract C, "Rancho San Juan Del Mar, Subdivision No. 1", as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the Northeasterly corner of Tract C;
thence South 50°26' West along the Northwesterly line of said Tract 109.51 feet;
thence South 36°13' West 58.22 feet to a point 10 feet from the high water line of Lake Chiquita, as said water line existed on August 29, 1951, which said point is hereinafter referred to as point X;
thence following a line of 10 feet from said high water line as it so existed Southeasterly to a point which is South 39°34' East 80 feet from said point X;
thence North 46°23' East to the Westerly line of the County Road;
thence Northwesterly along said Westerly road line 80 feet, more or less, 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.