

When recorded return to:

David Erik Brooks and Joan Carol Pfeiffer
4229 46th Avenue South
Seattle, WA 98118

215407-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253586

Oct 31 2025

Amount Paid \$11324.20
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Bryson McCloughen and Cynthia Backlund, each unmarried as their separate property**

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

in hand paid, conveys and warrants to **David Erik Brooks, an unmarried person, and Joan Carol Pfeiffer, an unmarried person**

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

That portion of Block 24, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, described as follows:

Beginning at the most Southerly corner of said Block 24;
thence Northerly along the Westerly line of Sixth Street 99.97 feet to the true point of beginning;
thence continuing along said West line 99.97 feet to the Northeast corner of said Block;
thence Westerly along the Southerly line of Washington Street 99.81 feet;
thence Southerly parallel with Sixth Street 99.86 feet to the Southwest corner of Lot 6, Block 24;
thence Easterly to the point of beginning; (also known as Lots 5 and 6, Block 24).


Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Tax Parcel Number(s): 3700-024-006-0001/P52134

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. 215407-LT.

Dated: October 29 2025

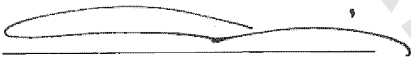
(Attached to Statutory Warranty Deed)


Bryson McCloughen

Cynthia A. Backlund

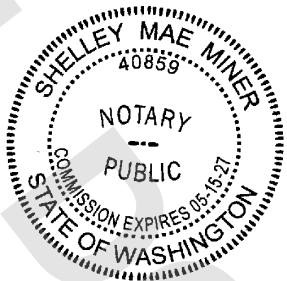
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 30 day of Oct., 2025, by Bryson McCloughen and ~~Cynthia A. Backlund~~.


Signature

Notary Public
Title

My commission expires: 5-15-27



(Attached to Statutory Warranty Deed)

Bryson McCloughen

Cynthia A. Backlund

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 29 day of OCT, 2025, by ~~Bryson McCloughen~~ and Cynthia A. Backlund.

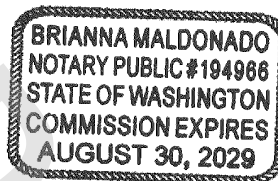
Brianna Maldonado

Signature

Notary Public

Title

My commission expires: Aug 30 2029



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.