

When recorded return to:

Town of Hamilton
5101 14th Avenue Northwest, Suite 200, #307
Seattle, WA 98107

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253614

Nov 05 2025

Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22962-KH

THE GRANTOR(S) **Jonathan Flug and Barbara Flug, husband and wife**

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 2, 3 and 4, Block 9, SUPPLEMENTAL PLAT OF CUMBERLAND ADDITION TO HAMILTON,
WASHINGTON, as per plat recorded in Volume 2 of Plats, page 96, records of Skagit County, Washington.

Abbreviated legal description: Property 1:

Lots 2-4, Block 9, SUPPLEMENTAL PLAT OF CUMBERLAND ADDITION TO HAMILTON

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): P73884/4118-009-004-0008

Statutory Warranty Deed
LPB 10-05

Order No.: 25-22962-KH

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Dated: 10/31/25

[Signature]
Jonathan Flug

[Signature]
Barbara Flug

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 31 day of ^{October}~~November~~, 2025, by Jonathan Flug and Barbara Flug.

[Signature]
Signature

Notary
Title

My commission expires: 05/10/27

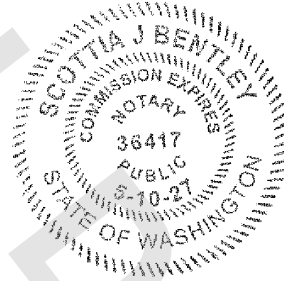


EXHIBIT A

25-22962-KH

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Supplemental Plat of Cumberland Addition to Hamilton Wash.

Recorded: August 1, 1890

Auditor's No.: Vol. 2 of Plats, Pg. 96

10. RESERVATION CONTAINED IN DEED

Executed by: Ralph Wolfe and Doris Wolfe, his wife

Recorded: June 20, 1944

Auditor's No.: 372414 Volume 194, Page 153

As Follows: "...reserving a right-of-way for a pipeline across said lots to the A.P. Floyd residence. Said pipeline to remain in its present location."

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

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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.