

When recorded return to:

Gus Alden Peppard
703 Freshwater Bay Road
Port Angeles, WA 98363

400303-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253985

Dec 12 2025

Amount Paid \$10363.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **James A. Lauber, an unmarried person, and Bradley C. Lauber and Sara Guglomo, a married couple, on and since August 18, 2003, date of acquiring title**

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

in hand paid, conveys and warrants to **Gus Alden Peppard, 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 West ½ - SE ¼, Sec 9-35N-R5 EWM

Tax Parcel Number(s): 350509-4-002-0104/P38764 & 350509-4-003-0301/P38775

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. 400303-LT.

Dated: December 3, 2025

(attached to Statutory Warranty Deed)

James A. Lauber
James A. Lauber

Bradley C. Lauber
Bradley C. Lauber

Sara Guglomo

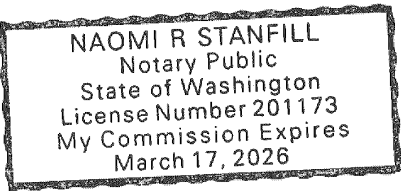
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 10th day of December, 2025, by James A. Lauber, Bradley C. Lauber and ~~Sara Guglomo~~ NKS

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-26



(attached to Statutory Warranty Deed)

James A. Lauber

Bradley C. Lauber

Sara Guglomo
Sara Guglomo

STATE OF WASHINGTON
COUNTY OF SKAGIT *whatcom*

This record was acknowledged before me on this 5th day of December, 2025, by James A. Lauber, Bradley C. Lauber and Sara Guglomo.

[Signature]
Signature

Notary
Title

My commission expires: 9.27.2027

NOTARY PUBLIC
STATE OF WASHINGTON
COLBY STICE
License # 210382
Commission Expires
September 27th, 2027

Exhibit A**PARCEL A**

That portion of the West 1/2 of the Southeast 1/4 of Section 9, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
thence North $0^{\circ}15'35''$ East along the East line of said subdivision, a distance of 1140.20 feet to the true point of beginning of this description;
thence continuing North $0^{\circ}15'35''$ East, along the East line of said subdivision, a distance of 400.01 feet;
thence North $89^{\circ}29'40''$ West, a distance of 649.45 feet;
thence South $10^{\circ}45'14''$ East, a distance of 420.85 feet;
thence North $89^{\circ}13'20''$ East, a distance of 569.14 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL B

A non-exclusive easement for ingress and egress and utility purposes, over, across a strip of land in said West 1/2 of the Southeast 1/4 of said Section 9, and that portion of the Northwest 1/4 of the Northeast 1/4 of Section 16 of said Township, lying North of the State Route No. 20 (formerly Secondary State Highway No. 17-A), described as follows:

An easement 60 feet in width, lying 30 feet in each side of the following described centerline:

Beginning at the Southeast corner of said West 1/2 of the Southeast 1/4 of said Section 9;
thence South $89^{\circ}13'20''$ West, along the South line of said West 1/2 of the Southeast 1/4 of said Section 9, a distance of 30.00 feet;
thence South $0^{\circ}15'35''$ West, parallel with the East line of said West 1/2 of the Southeast 1/4 of said Section 9, a distance of 140.46 feet to a point on the North right-of-way line of said State Route No. 20, and which point is the true point of beginning of this easement centerline description;
thence North $0^{\circ}15'35''$ East, parallel with the East line of said West 1/2 of the Southeast 1/4 of said Section 9, a distance of 141.17 feet;
thence on a curve to the left having a radius of 100.00 feet, an arc distance of 150.63 feet;
thence North $86^{\circ}02'40''$ West, a distance of 34.51 feet;
thence on a curve to the right, having a radius of 200.00 feet, an arc distance of 131.09 feet;
thence North $48^{\circ}29'25''$ West, a distance of 252.28 feet;
thence on a curve to the right, having a radius of 200.00 feet, an arc distance of 188.93 feet;
thence North $5^{\circ}38'00''$ East, a distance of 106.03 feet;
thence on a curve to the left, having a radius of 1,000.00 feet, an arc distance of 201.97 feet;
thence North $5^{\circ}56'20''$ West, a distance of 156.56 feet, to the point of ending of this 60 foot wide easement.

Situate in the County of Skagit, State of Washington.

PARCEL C

An easement 30 feet in width, lying East of, and adjacent to the following described line:

Beginning at the point of the above described 60 foot wide easement;
thence North $5^{\circ}56'20''$ West, a distance of 181.40 feet to a point on the South line of the above described tract of land, which point bears North $89^{\circ}13'20''$ East, a distance of 7.14 feet from the Southwest corner of the above described tract of land, and which point is the point of ending of this 30 foot wide easement.

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.