

When recorded return to:

Matthew Thomas Graves and Kendra Jo Neugebauer
11169 Walker Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20254149
Dec 30 2025
Amount Paid \$17002.40
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (O)
Reference: 60028519-352

THE GRANTOR(S)

Nicholas M. Johnson and Hollie A. Manier-Johnson, also of record as Hollie A. Mainer Johnson, a married couple

for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

Matthew Thomas Graves and Kendra Jo Neugebauer, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: 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.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptns of Tracts 6, 7 & 8, Bay View (McKenna and Elliot's 2nd Addn)

Tax Parcel Number(s): 4071-007-000-0000/P103523

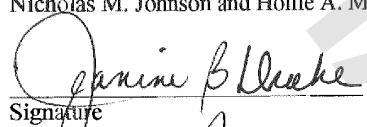
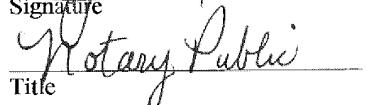
Dated: 12/24/2025


Nicholas M. Johnson

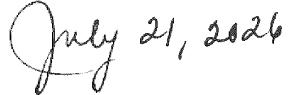

Hollie A. Manier-Johnson

STATE OF New York
COUNTY OF Mohrse

This record was acknowledged before me on this 24th day of December, 20 25 by
Nicholas M. Johnson and Hollie A. Manier-Johnson.


Signature

Title

My commission expires:


July 21, 2026

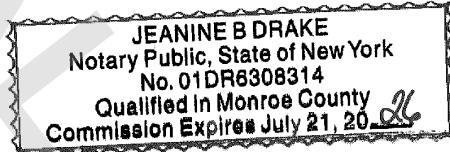


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 11169 Walker Road, Mount Vernon, WA 98273
Tax Parcel Number(s): 4071-007-000-0000/P103523

Property Description:

That portion of the North 1/2 of Tracts 6, 7 and 8 of "Plat Of Bay View (McKenna And Elliot's 2nd Addition), Skagit County Washington", per plat recorded in Volume 3 of Plats at page 19, records of Skagit County, also being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Commencing at the intersection of the South line of said Northwest 1/4 of the Northwest 1/4 with the East line of the West 20 feet of said Northwest 1/4;
thence North 01° 09' 20" West parallel with the West line of said Northeast 1/4, a distance of 315.16 feet to the South line of the North 1/2 of said Tracts 6, 7 and 8, and the point of beginning of this description;
thence North 89° 25' 11" East along the South line of the North 1/2 of said Tracts 6, 7 and 8, a distance of 350.00 feet;
thence North 01° 09' 20" West, a distance of 250.00 feet;
thence South 89° 25' 11" West, a distance of 350.00 feet to the East line of the West 20 feet of said Northwest 1/4;
thence South 01° 09' 20" East along said West 20 feet a distance of 250.00 feet to the point of beginning of this description.

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 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.