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03/06/2026 10:56 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Nicholas Strickland
19653 Cedardale Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260643

Mar 06 2026

Amount Paid \$9384.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60032806-351

THE GRANTOR(S)
MLC Properties, LP, a Washington Limited Partnership

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
Nicholas Strickland, an unmarried man

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.)

Ptn NW SW, 8-33-4

Tax Parcel Number(s): 330408-3-008-0005/P16540

Dated: 03-05-26

MLC Properties, LP, a Washington Partnership

By: Darrin L. Morrison
Darrin L. Morrison, General Partner and Limited Partner

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 5 day of March, ~~2026~~, by Darrin L. Morrison, General Partner and Limited Partner of MLC Properties, LP.

Candi Newcombe
Signature

Notary Public
Title

My commission expires: 8/1/29

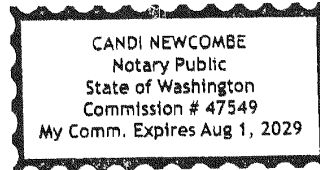


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 19653 Cedardale Road, Mount Vernon, WA 98274
Tax Parcel Number(s): 330408-3-008-0005/P16540

Property Description:

Parcel A

That portion of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 8, Township 33 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Northwest corner of said subdivision;
thence North 89°06'34" East, along the North line of said subdivision for a distance of 30.00 feet to the Easterly margin of Cedardale Road;
thence South 0°14'15" East along said Easterly margin for a distance of 25.00 feet to the TRUE POINT OF BEGINNING;
thence North 89°06'34" East for a distance of 197.00 feet;
thence South 0°14'15" East for a distance of 245.00 feet;
thence South 89°06'34" West for a distance of 182.00 feet;
thence South 0°14'15" East for a distance of 374.83 feet, more or less, to the Northerly margin of Nelson Road;
thence South 89°10'39" West along said Northerly margin of Nelson Road for a distance of 15.00 feet, more or less, to said Easterly margin of Cedardale Road, at a point bearing South 0°14'15" East from the TRUE POINT OF BEGINNING;
thence North 0°14'15" West, along said Easterly margin of Cedardale Road for a distance of 619.81 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT County roads, if any;

Parcel B

A 10-foot wide easement for waterline, purposes and the maintenance thereof, centered along the as-constructed centerline of the existing waterline within a portion of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of said Section 8, as shown on document recorded on December 29, 2025, under Auditor's File No. 202512290015, records of Skagit County, Washington.

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.