



202603230005

03/23/2026 08:59 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

Stuart Rosadiuk
250 Skagit Way
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026 0797
MAR 23 2026

Amount Paid \$ 4686.82
Skagit Co. Treasurer
By Lt Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60030375-352

THE GRANTOR(S) Ward A. Rosadiuk and Colleen C. Mondor, Co-Successor Trustees of the Survivor's Trust under Article VIII Thomas Rosadiuk and Judith Slajer Revocable Trust for and in consideration of Ten Dollars and other valuable consideration (\$10.00) in hand paid, conveys and warrants to Stuart D. Rosadiuk, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Leasehold Estate affecting the following land created by the instrument herein referred to as the Lease which is identified as follows:

Dated: November 22, 1969
Recorded: January 5, 1970
Auditor's File No.: 734614
Lessor: Shelter Bay Company, a Washington Corporation
Lessee: Floyd W. Dickson and Lorraine J. Dickson, husband and wife

Assignment of Leasehold Estate and the terms, provisions and conditions thereof.

Recorded March 23, 2026 Auditor's File No. 202603230004

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

Lot 250, Revised Map of Shelter Bay Div. 2

Tax Parcel Number(s): S3402350064/5100-002-250-0000/P129100

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.

Dated: March 12th 2020

Survivor's Trust under Article VIII Thomas Rosadiuk and Judith Slajer Revocable Trust

By: [Signature]
Ward A. Rosadiuk, Co-Successor Trustee

By: [Signature]
Colleen C. Mondor, Co-Successor Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 20 day of March, 2020, by Ward A. Rosadiuk and Colleen C. Mondor, Co-Successor Trustees of Survivor's Trust under Article VIII Thomas Rosadiuk and Judith Slajer Revocable Trust.

[Signature]
Signature

Notary Public
Title

My commission expires: Aug 30 2021

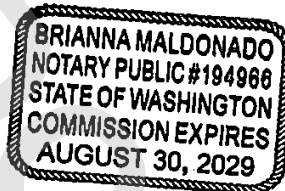


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 250 Skagit Way, La Conner, WA 98257
Tax Parcel Number(s): S3402350064/5100-002-250-0000/P129100

Property Description:

Lot #250, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2 Tribal and Allotted Lands of Swinomish Indian Reservations," as recorded March 17, 1970, in Volume 43 of official Records, Pages 833 through 838, under Auditor's File No 737013 records of Skagit County, Washington.

Situated 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.