

When recorded return to:

Stacey Seidman
306 Noble Place
Granite Falls, WA 98252

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261853

Jun 16 2026

Amount Paid \$11253.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60037810-355

THE GRANTOR(S)

Robert E. Miner and Shelley M. Miner, husband and wife

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

in hand paid, conveys and warrants to
Stacey Seidman, an unmarried person

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 Lot 45, 46 & 47, Big Lake Waterfront Tracts, lying Southwest of West Big Lake Blvd, tog with
Ptn Lot 45 East of West Big Lake Blvd

Tax Parcel Number(s): 3862-000-046-0007/P62026 & 3862-000-045-0008/P62025

Dated: 6/12/2026

Robert E. Miner
Robert E. Miner

Shelley M. Miner
Shelley M. Miner

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

This record was acknowledged before me on this 12th day of June, 2026, by Robert E. Miner and Shelley M. Miner.

Jennifer S. Rance
Signature

NOTARY
Title

My commission expires: 7/29/2029

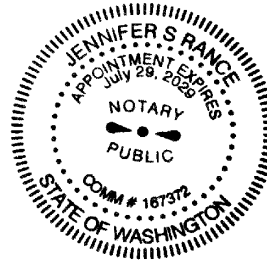


EXHIBIT A LEGAL DESCRIPTION

Property Address: 18202 West Big Lake Boulevard, Mount Vernon, WA 98274

Tax Parcel Number(s): 3862-000-046-0007/P62026 & 3862-000-045-0008/P62025

Property Description:

Parcel A:

That portion of Lots 45 and 46, Big Lake Waterfront Tracts, as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, lying Southwesterly of Big Lake Boulevard; TOGETHER WITH that vacated portion of Garden Drive, which by law has reverted to said premises.

ALSO TOGETHER WITH that portion of Lot 47, "Big Lake Waterfront Tracts, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Begin at the Northwest corner of said Lot 47;

Thence Easterly along the North line of said Lot 47 to a point of intersection with a line running parallel with and 8 feet Southwesterly of the Southwesterly foundation line of a garage line mostly in Lot 46 of said plat, said point being the true point of beginning;

Thence Southeasterly along said parallel line to a point of intersection with a line running parallel with and 8 feet Southeasterly of the Southeasterly foundation line of said garage;

Thence Northeasterly on said second parallel line to a point on the North line of Lot 47;

Thence Westerly along said North line to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel B:

An undivided 1/6th interest in the following:

Lots 41 and 46, Big Lake Waterfront Tracts, as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, lying Northeasterly of the Northeasterly right-of-way margin of West Big Lake Boulevard; TOGETHER WITH those portions of vacated Garden Drive, which upon vacation reverted to said premises by operation of law;

ALSO portion of Lot 45, Big Lake Waterfront Tracts, as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, lying Northeasterly of the Northeasterly right-of-way margin of West Big Lake Boulevard; TOGETHER WITH those portions of vacated Garden Drive, which upon vacation reverted to said premises by operation of law; AND ALSO TOGETHER WITH those portions of vacated Garden Drive and any portion of Lots 40 and 45, Plat of Big Lake Waterfront Tracts, lying Northeasterly of the Northeasterly right-of-way margin of West Big Lake Boulevard and Southeasterly of the following described line:

BEGINNING at the Northwest corner of Lot 40 said Plat of Big Lake Waterfront Tracts;

Thence North 78°11'56" East along the North line of said Lot 40 for a distance of 370.26 feet, more or less, to the Northeasterly right-of-way margin of West Big Lake Boulevard;

Thence South 55°02'00" East along said Northeasterly margin for a distance of 131.50 feet to the TRUE POINT OF BEGINNING of said line description;

Thence North 52°26'11" East for a distance of 76 feet, more or less, to the shoreline of Big Lake and being the terminus of said line description.

Situate in 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.