

When recorded return to:

Brian James Dudra
17132 Lakeview Boulevard
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262466
Jul 31 2026
Amount Paid \$5674.27
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60042048-351

THE GRANTOR(S)

Amy Adelle Mortimore, a married person, spouse of Brian James Dudra

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

in hand paid, conveys and warrants to
Brian James Dudra, a married person as their separate property

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. Lots 43-45, Lakeview Tracts

Tax Parcel Number(s): 3941-000-044-0004/P67108

Dated: July 30/26

Amy Adelle Mortimore
Amy Adelle Mortimore

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 30th day of July, 2026, by Amy Adelle Mortimore.

[Signature]
Signature

Lawyer & Notary Public
Title

My commission expires: Never

POLLY STOREY
Barrister & Solicitor
CLARK WILSON LLP
900 - 885 WEST GEORGIA STREET
VANCOUVER, BC V6C 3H1
T. 604.687.5700

EXHIBIT A LEGAL DESCRIPTION

Property Address: 17132 Lake View Boulevard, Mount Vernon, WA 98274
Tax Parcel Number(s): 3941-000-044-0004/P67108

Property Description:

PARCEL "A":

That portion of Tract 43, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.", as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, lying Northerly of the following described line:

Beginning at a point on the shore of Big Lake, 9 feet Southerly of the Northwest corner of said Tract 43; thence in a straight line to a point in the Westerly line of Lake Boulevard of the Easterly line of Tract 44, which is 9 feet Northerly of the Southeast corner of said Tract 44.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tracts 44 and 45, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.", as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, EXCEPT that portion thereof lying Southerly of the following described line:

Beginning at a point on the shore of Big Lake, 9 feet Southerly of the Northwest corner of Tract 43; thence in a straight line to a point in the Westerly line of Lake Boulevard on the Easterly line of Tract 44, 9 feet Northerly of the Southeast corner of said Tract 44, AND EXCEPT that portion thereof lying Northwesterly of the following described line:

Beginning at a point on the Easterly line of said Tract 45, which lies 18.58 feet Northwesterly of the Southeasterly corner of said lot when measured along said Easterly line; thence South 68°15'30" West to a point on the shoreline of Big Lake, said point being the terminus of this line description.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Tracts 44 and 45, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.", as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, lying Northwesterly of the following described line:

Beginning at a point on the Easterly line of said Tract 45, which lies 18.58 feet Northwesterly of the Southeasterly corner of said lot when measured along said Easterly line; thence South 68°15'30" West to a point on the shoreline of Big Lake, said point being the terminus of this line description.

ALL EXCEPT that portion lying Northwesterly of the following described line:

Beginning at a point on the South line of the North 21.5 feet of said Tract 45, (line referred to in "Agreement As To Property Lines" Auditor's File No. 815797 between Tesariks and Sauers) and its intersection with the Westerly margin of Lakeview boulevard, as shown on Survey Map filed in Book 6 of Surveys, page 11, under Auditor's File No. 8411080014;
thence South 22°01'30" East along the Westerly margin of Lakeview Blvd., a distance of 8.5 feet to the true point of beginning;
thence South 74°45'57" West, a distance of 100 feet, more or less, to a point on the shoreline of Big Lake, said point being the terminus of this line description.

TOGETHER WITH all Shorelands of the 2nd Class lying in front of, adjacent to, or abutting the upland real property and described as Tax Parcel P67108, as fully set forth in and conveyed by Quit Claim Deed dated February 20, 2026 and recorded February 26, 2026 as Auditor's File No. 202602260032.

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.