

UNRECORDED



201512100035

Skagit County Auditor  
12/10/2015 Page 1 of 3 11:39AM \$75.00

**RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:**

Laura Weselmann  
Harlowe & Faulk LLP  
One Tacoma Avenue North, Suite 300  
Tacoma, WA 98403

(Space above this line is for Recorder's use)

**STATUTORY WARRANTY DEED**

The information contained in this boxed section is for recording purposes only pursuant to RCW 356.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

**Grantor:** DYNES REAL ESTATE HOLDINGS, LLC, a Washington limited liability company  
**Grantee:** WILCOX FARMS, INC., a Washington corporation  
**Reference Number(s) of Documents Assigned or Released:** N/A  
**Abbreviated Legal Description:** Ptn Tract 79, Burl. Acreage  
**Complete or Additional Legal Description on page 1 of document**  
**Assessor's Parcel/Tax Number(s):** P62821/3867-000-079-0002

*Land Title and Escrow*

153573-0E

The Grantor, DYNES REAL ESTATE HOLDINGS, LLC, a Washington limited liability company, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to WILCOX FARMS, INC., a Washington corporation, all right, title and interest in the following described real property situate in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

That portion of Tract 79, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying Easterly of the right of way of the Great Northern Railway Company, EXCEPT road and dike rights of way

Situate in the County of Skagit, State of Washington.

Subject to encumbrances, rights, conditions, restrictions, reservations, and easements of record.

Attached as **Exhibit A**, which by this reference is incorporated herein, is the disclosure required by Skagit County Code Section 14.38.030 regarding Natural Resource Lands.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 4980  
DEC 10 2015

Statutory Warranty Deed

Page 1 of 3

Amount Paid \$ 27,261.25  
Skagit Co. Treasurer  
By *HTB* Deputy

UNRECORDED

DATED this 10<sup>th</sup> day of December, 2015.

**DYNES REAL ESTATE HOLDINGS, LLC**, a  
Washington limited liability company

By: Colleen M. Dynes  
Colleen M. Dynes, its General Manager

STATE OF WASHINGTON )  
 ) : ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Colleen M. Dynes is the person who appeared before me, and said persons acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledge it as the General Manager of DYNES REAL ESTATE HOLDINGS, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 8<sup>th</sup> day of December, 2015.



Jennifer A. Lee  
(Print/Type Name): Jennifer A. Lee  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 9/19/2016

**EXHIBIT A  
TO DEED  
DISCLOSURE**



**Right to Manage Natural Resource Lands**

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.

form updated 8/13/2014

Statutory Warranty Deed

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