



**201908120058**

08/12/2019 10:35 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

After recording return to:

Andrew W. Heinz  
BARRON SMITH DAUGERT, PLLC  
PO Box 5008  
Bellingham, WA 98227

GRANTORS: DONALD C. PULVER AND JOYCE A. PULVER, HUSBAND AND WIFE

GRANTEE: PULVER PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ABBREVIATED LEGAL DESCRIPTION: PARCEL 1: (0.6700 AC) ALGER LOTS 1, 2, 3, 4, AND 5 BLOCK 3  
PARCEL 2: (0.2600 AC) ALGER LOT 11 BLOCK 3  
PARCEL 3: (1.5600 AC) ALGER LOTS 4 TO 8 BLOCK 4 AND ALSO LESS RIGHT-OF-WAY  
PARCEL 4: (0.1500 AC) ALGER LOT 6 BLK 3 LESS R/W  
PARCEL 5: (1.4200 AC) THE SOUTH 746 FEET OF THE ABANDONED GREAT NORTHERN RIGHT-OF-WAY THROUGH THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND ALSO LESS RT 002-01

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019-3381  
AUG 12 2019

Amount Paid \$  
Skagit Co. Treasurer  
By *[Signature]* Deputy

ASSESSOR'S TAX/PARCEL NUMBER: PARCEL 1: 4042-003-005-0001 / P70380  
PARCEL 2: 4042-003-011-0003 / P70384  
PARCEL 3: 4042-004-008-0006 / P70387  
PARCEL 4: 4042-003-006-0000 / P70381  
PARCEL 5: 360407-4-002-0007 / P49075

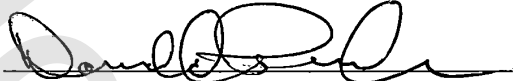
**STATUTORY WARRANTY DEED**


THE GRANTORS, Donald C. Pulver and Joyce A. Pulver, husband and wife, as a mere change in form and identity pursuant to WAC 458-61A-211(2)(a) and no other consideration, convey and warrant to Pulver Properties LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record.

DATED this 31 day of July, 2019.

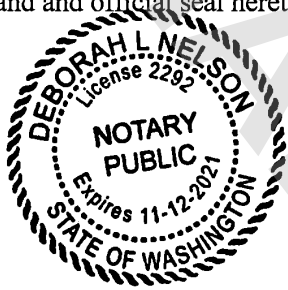
  
Donald C. Pulver

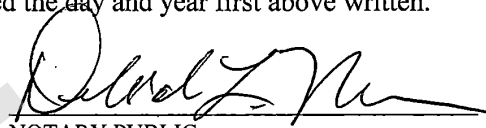
  
Joyce A. Pulver

STATE OF WASHINGTON            )  
  ) §  
COUNTY OF WHATCOM         )

I hereby certify that I know or have satisfactory evidence that Donald C. Pulver and Joyce A. Pulver are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



  
NOTARY PUBLIC  
Deborah L. Nelson  
(Print Name)  
My commission expires: 11/12/21

## EXHIBIT "A"

PARCELS 1, 2, 3 & 4:

LOTS 1, 2, 3, 4, 5, 6 AND 11 IN BLOCK 3; AND LOTS 4, 5, 6, 7, AND 8, IN BLOCK 4 OF PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, LOCATED IN SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT: THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES, ALL AS SHOWN ON THE PLAT OF "ALGER", ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 4 OF PLATS, PAGE 9.

PARCEL 5:

THE ABANDONED GREAT NORTHERN RAILWAY RIGHT-OF-WAY THAT GOES THROUGH THE SOUTH 746 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

## 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.