

202101120141

01/12/2021 03:25 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

After recording mail to:

Stiles Law Inc., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021145
JAN 12 2021

Amount Paid \$
Skagit Co. Treasurer
By *BT* Deputy

Grantor: Eleanor A. Ovenell, as her separate property
Grantee: NE Ovenell Property South, LLC, a Washington limited liability company
Legal: Ptn. NW 1/4 of SE 1/4, 14-35-8
Tax Parcel #: P43907 / 350814-4-001-0105

QUIT CLAIM DEED

The Grantor, ELEANOR A. OVENELL, as her separate property, conveys and quit claims unto NE OVENELL PROPERTY SOUTH, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Lot 1 of Short Plat PL08-0569 recorded under Auditor's File No. 200912300019, records of Skagit County, Washington.

EXCEPT the following described portion:

That portion of the West half of the Southeast Quarter of Section 14, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of said Section 14; Thence North 87°29'48" East along the South line of said Northwest Quarter of the Southeast Quarter, a distance of 192.73 feet to the point of beginning of this description; Thence North 01°46'45" East, a distance of 377.56 feet to the Southerly line of the Concrete Sauk Valley Road; Thence North 87°37'20" East along said road, a distance of 473.00 feet to a point on the West line of the East 657.75 feet of the Northwest Quarter of the Southeast Quarter of said Section 14; Thence South 01°46'45" West, a distance of 731.66 feet; Thence South 87°29'48" West, a distance of 466.89 feet; Thence North 01°46'45" East, a distance of 305.55 feet to the true point of beginning;

EXCEPT beginning at the point where the West line of the East 657.75 feet of the West Half of the Southeast Quarter of said Section 14 intersects the South line of the Concrete Sauk Valley Road; Thence S 00°31'28" West (equals South 01°46'45" West in the above description)



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.

EXHIBIT A