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04/20/2021 09:22 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor


**AFTER RECORDING MAIL TO:**

Town of La Conner  
c/o Scott Thomas , Administrator  
P.O. Box 400  
LaConner, WA 98257

2021-1681  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-171958-OE

APR 20 2021

Amount Paid \$ 10,888.60  
Skagit Co. Treasurer  
By  Deputy

**Statutory Warranty Deed**

**THE GRANTOR ELIZABETH KOUDAL, 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 **TOWN OF LaCONNER, a Washington municipal corporation** the following described real estate, situated in the County of Skagit, State of Washington.

**For Full Legal See Attached Exhibit "A"**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-171958-OE, attached as Exhibit "B", and further subject to the Disclosure of Natural Resource Reserve Land, attached as Exhibit "C", both of which are incorporated herein.

This Deed shall be further subject to the Restrictive Covenant recorded concurrently with this Deed. The Restrictive Covenant shall run with the land described therein and be binding upon the Grantee's successors and assigns. Any subsequent instrument leasing, assigning, or conveying any portion of, or interest in, the property subject to the Restrictive Covenant shall include on its face the terms of the Restrictive Covenant and reference it by its Auditor's File Number.

Abbreviated Legal: Lots 1-4, Blk 24 & Lots 2-4, Blk 25, & Tract III, Syndicate Add to Town of La Conner Lot 1 To 4, Block 24, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

Tax Parcel Number(s): 4128-025-003-0000, P106624, 4128-024-002-0000, P112748, 4128-024-001-0000, P114063, 4128-024-003-0006, P74406, 4128-024-004-0005, P74407, 4128-025-004-0000, P74409

Dated 4/16/21

Elizabeth Koudal, LLC

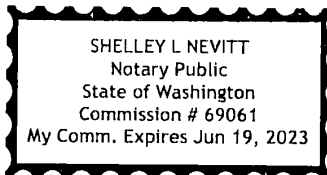
David B. Hedlin  
By: David Hedlin, Manager

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David Hedlin is the person who appeared before me, and said person acknowledge he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge that as the Manager of Elizabeth Koudal, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 16, 2021

Shelley L. Nevitt  
Shelley L. Nevitt  
Notary Public in and for the State of Washington  
Residing Bow  
My appointment expires: 6-19-2023



**EXHIBIT A****PARCEL "A":**

Lot 1, Block 24, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "B":**

Lots 2 and 3, Block 24, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "C":**

Lot 4, Block 24, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "D":**

Lots 2, 3 and 4, Block 25, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "E":**

Tract III, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**EXHIBIT "B"**  
**SCHEDULE B-1**

Title Order No.: **01-171958-OE**

**A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES,  
DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR  
DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:**

**Plat/Short Plat:** Map of Syndicate Addition to the Town of La Conner,  
Skagit Co., Washington  
**Recorded:** May 18, 1890  
**Auditor's No.:** Volume 2 of Plats, page 109

**B. MATTERS DISCLOSED BY RECORD OF SURVEY:**

**Recorded:** April 25, 2007  
**Auditor's File No.:** 200704250113

**END OF SCHEDULE B-1**

EXHIBIT "C"



### 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.