

When recorded return to:

T & S Cattle Company, LLC  
8204 288th Street Northwest  
Stanwood, WA 98292

LAND TITLE & ESCROW  
Order No. 202650-LT

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) Western Valley Farm Properties, LLC, a Washington Limited Liability Company**

for and in consideration of Ten Dollars and other Good and Valuable Consideration and as Part of an IRC Section 1031 Tax-Deferred Exchange

in hand paid, conveys, and warrants to **T & S Cattle Company, LLC, a Washington limited liability company**

the following described real estate, situated in the County Skagit, State of Washington:

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

Right to Manage Natural Resource Lands Disclosure attached as "Exhibit B".

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 202650-LT.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 2, SP PL 12-0048 AF #201210170092 (Ptn Gov Lot 1, 31-34-4 E W.M.) & Tr C & Ptn Tr B, SP 40-74 (Ptn SE ¼ NE ¼, 6-33-4)

Tax Parcel Number(s): 340431-0-002-0100/P131229  
330406-1-002-0108/ P16411  
330406-1-004-0005/ P16439

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-5272  
Nov 17 2021  
Amount Paid \$16025.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Dated: November 15, 2021

Western Valley Farms Properties LLC, a Washington Limited Liability Company

By: *Steven E. Boon*  
Steven E. Boon, Member

By: *Jeffrey S. Boon*  
Jeffrey S. Boon, Member

By: *Melinda A. Boon*  
Melinda A. Boon, Member

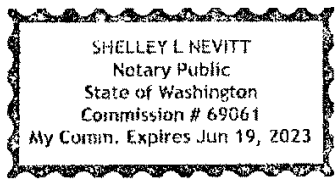
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 15 day of November, 2021 by Steven E. Boon, Jeffrey S. Boon, and Melinda A. Boon as Members of Western Valley Farms Properties LLC.

*Shelley L. Nevitt*  
Signature

*Notary*  
Title

My appointment expires: 6-19-2023



**Exhibit A**

**PARCEL "A":**

Lot 2, Short Plat No. PL12-0048, as per plat recorded October 17, 2012, under Auditor's File No. 201210170092, records of Skagit County, Washington; being a portion of Government Lot 1, Section 31, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

Tracts "B" and "C" of Skagit County Short Plat No. 40-74, approved September 5, 1974 and recorded September 6, 1974, under Auditor's File No. 806842, being a portion of Government Lot 1 and of the Southeast 1/4 of the Northeast 1/4 of Section 6, Township 33 North, Range 4 East, W.M.

EXCEPT that portion of Tract "B", Short Plat No. 40-74, conveyed to the State of Washington, Department of Transportation on October 21, 2014, under Skagit County Auditor's File No. 201410210007.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"



### **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 non-forestry 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.