

When recorded return to:

Scott Lennon  
17131 Beaton Road Southeast  
Monroe, WA 98272

GNW 21-14157

## QUIT CLAIM DEED

Reference No.: 21-14157-SJ

THE GRANTOR(S)  
B&T Enterprises LLC, a Washington Limited Liability Company

for and in consideration of  
Ten Dollars and other Valuable Consideration

in hand paid, conveys and quit claims to  
Scott Lennon, a married person as his separate estate

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

together with all after acquired title of the grantor(s) herein:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

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

Section 32, Township 34 North, Range 4 East - NE NW (aka Lot 5 MV SP PLAN 20-0341)

Tax Parcel Number(s): P29401/340432-2-050-0007

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-949

Mar 11 2022

Amount Paid \$17652.62

Skagit County Treasurer  
By Lena Thompson Deputy

Dated: March 1, 2022

B&T Enterprises, L.L.C., a Washington Limited Liability Company

By: [Signature]  
Robert J. Campbell, Manager

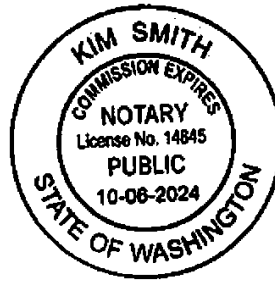
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Robert J. Campbell signed this instrument, on oath stated that he is authorized to execute this instrument and acknowledged it as the Manager of B&T Enterprises LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Kim Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2024



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 3050 Cedardale Road, Mount Vernon, WA 98274  
Tax Parcel Number(s): P29401/340432-2-050-0007

**Property Description:**

Lot 5, City of Mount Vernon Short Plat No. PLAN 20-0341, approved October 9, 2020 and recorded October 12, 2020, under Auditors File No. 202010120150; being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M. also being a portion of Lot 3, City of Mount Vernon Binding Site Plan Land Use No. LU-08-058, approved June 16, 2009, and recorded September 22, 2009, under Skagit County Auditor's File No. 200909220049 and being described as follows:

**BEGINNING** at the Northeast corner of Lot 5, City of Mount Vernon Short Plat No. PLAN-20-0341, approved October 9, 2020, and recorded October 12, 2020, under Skagit County Auditor's File No. 202010120150; thence South 87°58'43" East on an Easterly projection of the Northerly line of said Lot 4 for a distance of 9.91 feet, more or less, to an existing North-South fence line; thence along said fence line South 1°34'46" West for a distance of 2.05 feet; thence South 1°06'07" West for a distance of 56.91 feet; thence South 1°33'35" West for a distance of 95.27 feet; thence South 1°46'15" West for a distance of 51.30 feet to the Southeast corner of said fence line at the Southeasterly projection of the North line of that certain parcel shown on Record of Survey map recorded under Skagit County Auditor's File No. 201901090077; thence North 87°46'54" West along said Northerly line for a distance of 512.90 feet, more or less, to the Southeasterly right-of-way margin of Cedardale Road at a point bearing South 27°32'27" West from the Southwest corner of said Lot 5; thence North 27°32'27" East along said Southeasterly right-of-way margin of Cedardale Road for a distance of 15.69 feet, more or less, to said Southwest corner of Lot 5; thence South 89°37'33" East along the South line of said Lot 5 for a distance of 494.52 feet to the Southeast corner of said Lot 5 at a point bearing South 2°01'16" West from the POINT OF BEGINNING; thence North 2°01'16" East along the Easterly line of said Lot 5 for a distance of 175.39 feet to the POINT OF BEGINNING.

Situated in Skagit County, Washington.



## 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.

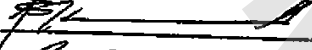
A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction 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.

READ AND CONTENT APPROVED:

X   
X 