

When recorded return to:

Joshua T. D. Bavaro and Lindsey R. Bavaro
137 Windward Drive
Bellingham, WA 98229

204975-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Raymond Koenig, JR. and Marilyn L. Koenig, husband and wife**

for and in consideration of **THREE HUNDRED THOUSAND AND 00/100 Dollars (\$300,000.00)**

in hand paid, conveys, and warrants to **Joshua T. D. Bavaro and Lindsey R. Bavaro, a married couple**

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

For Full Legal See Attached "Exhibit A"

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

Lot 3, SP #PL08-0236, ptn Gov. Lots 3 & 4, Sec. 4, Twn 36N, Rg 4 E

Tax Parcel Number(s): 360404-0-007-0003/P48814 & 360404-0-007-0400/P127833

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. 204975-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1262

Mar 30 2022

Amount Paid \$5345.00
Skagit County Treasurer
By Josie Bear Deputy

1
(attached to Statutory Warranty Deed)

Dated: March 25, 2022

Raymond Koenig, JR.
Raymond Koenig, JR.

Marilyn L. Koenig
Marilyn L. Koenig

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 30 day of March, 2022 by Raymond Koenig, JR. and Marilyn L. Koenig.

[Signature]
Signature

[Signature]
Title

My appointment expires: 3-7-24

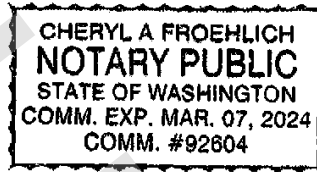


Exhibit A

PARCEL "A":

Lot 3, Short Plat No. PL08-0236, approved October 30, 2008 and recorded November 10, 2008 under Auditor's File No. 200811100139, records of Skagit County, Washington, being the South 1/2 of Government Lot 4 and that portion of the South 1/2 of Government Lot 3, lying West of the C.C.C. Road, all in Section 4, Township 36 North, Range 4 East W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Easements for ingress, egress, and utilities as delineated on face of Short Plat No. PL08-0236, approved October 30, 2008 and recorded November 10, 2008, under Auditor's File No. 200811100139, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's 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.