

When recorded return to:

Shawn Michael Simmonds
14229 Hemlock Place
Anacortes, WA 98221

Land Title and Escrow
205040-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Andrew Mortimer, unmarried as his separate property** for and in consideration of SEVEN HUNDRED EIGHTY THOUSAND AND 00/100 Dollars (\$780,000.00) in hand paid, conveys, and warrants to **Shawn Michael Simmonds, an unmarried person** the following described real estate, situated in the County Skagit, State of Washington:

Lot 17, "SUNSET WEST," as per plat recorded in Volume 9 of Plats, pages 98 and 99, records of Skagit County, Washington,

EXCEPT the following described tract:

Beginning at the Northwest corner of Lot 17, said plat;
thence Southeasterly along the Southerly line of said Lot 57.57 feet and the true point of beginning of this description;
thence Northwesterly along the Southwesterly line of said Lot 57.57 feet to the Northwest corner of said lot;
thence North 61°41'40" East along the Northwesterly line of said Lot 66 feet;
thence South 28°18'20" East a distance of 70 feet;
thence Southerly to a point on a cul-de-sac which lies 37 feet (as measured along said cul-de-sac from the true point of beginning);
thence Northwesterly along said cul-de-sac to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 4028-000-017-0001/P69935

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated: April 5, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221438

Apr 07 2022

Amount Paid \$12989.00
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05(i)
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(Attached to Statutory Warranty Deed)



Andrew Mortimer

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 6 day of April, 2022 by Andrew Mortimer.



Signature

Notary

Title

My appointment expires: Jan 12, 2023



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.