

AFTER RECORDING MAIL TO  
Brett T. Farrar and Brandy L. Farrar  
4703 Beaver Pond Drive S  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20222621  
Jun 24 2022  
Amount Paid \$14430.60  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**  
Escrow Number: 22-390200

**Statutory Warranty Deed**

Abbreviated Legal: Lot 149, Plat of Eaglemont Ph 1B (Div. 5& 6)  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): P124056, ID 4883-000-149-0000

THE GRANTOR **Steven M. Stuart and Tamara L. Stuart, a married couple**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Brett T. Farrar and Brandy L. Farrar, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
*See Attached Exhibit "B"*

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 20 day of June, 2022

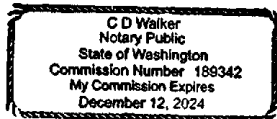
*[Signature]*  
Steven M. Stuart  
*[Signature]*  
Tamara L. Stuart

STATE OF Washington )  
County of SKAGIT ) SS.

I certify that I know or have satisfactory evidence that Steven M. Stuart and Tamara L. Stuart are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 20<sup>th</sup> day of June, 2022

*[Signature]*  
Notary Public in and for the State of WASHINGTON  
Residing at: Sedro Woolley, WA 98284  
My appointment expires: 12.12.24



**EXHIBIT A**

**Lot 149, "PLAT OF EAGLEMONT PHASE 1B, DIVISION NOS. 5 AND 6," according to the plat thereof recorded January 10, 2006, under Auditor's File No. 200601100170, records of Skagit County, Washington.**

**Situate in the County of Skagit, State of Washington.**

**END OF EXHIBIT A**

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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**Exhibit B.**

The following is part of the Purchase and Sale Agreement dated May 16, 2022

between	<u>Brett T Farrar</u>	<u>Brandy L Farrar</u>	(“Buyer”)
	<small>Buyer</small>	<small>Buyer</small>	
and	<u>Steven M Stuart</u>	<u>Tamara L Stuart</u>	(“Seller”)
	<small>Seller</small>	<small>Seller</small>	
concerning	<u>4703 Beaver Pond Drive S</u>	<u>Mount Vernon</u>	<u>WA 98274</u> (the “Property”)
	<small>Address</small>	<small>City</small>	<small>State Zip</small>

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticat  
Brett T Farrar 05/16/2022  
Buyer Date

Authenticat  
Steven M Stuart 05/17/22  
Seller Date

Authenticat  
Brandy L Farrar 05/16/2022  
Buyer Date

Authenticat  
Tamara L Stuart 05/17/22  
Seller Date



*[Handwritten signature]*  
6-20-22



*[Handwritten signature]*  
6-20-22