

When recorded return to:

Skagit Aggregates, LLC  
PO Box 398  
Clear Lake, WA 98235

LAND TITLE & ESCROW  
Order No. 204497-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223062

Jul 26 2022

Amount Paid \$13078.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Ardath Ann Parker, who also appears of record as A. Ann Parker, as Trustee of the Cunningham Family Trust, dated May 22, 1997**

for and in consideration of SEVEN HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars  
(\$785,000.00)

in hand paid, conveys, and warrants to **Skagit Aggregates, LLC, a Washington limited liability company**

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

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

Subject to Right to Manage Natural Resource Lands Disclosure as shown on "Exhibit B" attached hereto and, by this reference made a part hereof.

Also 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. 204497-LT.

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

Ptn SW 1/4 NE 1/4 of Sec 11 Twn 35N Rg 7E WM

Tax Parcel Number(s): 350711-0-002-0007 / P42416  
350711-1-005-0002 / P42447

Dated: July 26, 2022

Cunningham Family Trust

By: Ardath Ann Parker  
Ardath Ann Parker, as Trustee

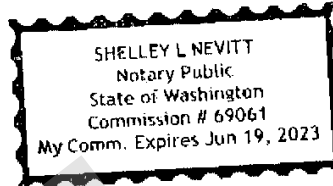
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 25 day of July, 2022 by Ardath Ann Parker,  
as Trustee of the Cunningham Family Trust.

Shelley L Nevitt  
Signature

Notary  
Title

My commission expires: 6-19-2023



## Exhibit A

### PARCEL "A":

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 35 North, Range 7 East, W.M., lying Northerly of the County road (formerly State Highway 17-A), as the same was originally conveyed to Skagit County by deed dated October 4, 1927, and recorded February 2, 1928, in Volume 146 of Deeds, page 313, under Auditor's File No. 210336, records of Skagit County, Washington;

EXCEPT that portion lying within the as built and existing County road along the West line of said subdivision;

ALSO EXCEPT the following described tract:

Beginning at the Northwest corner of said Southwest 1/4 of the Northeast 1/4;  
thence East along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 520 feet to the Northeast corner of that certain tract conveyed to Colin R. Thomson and Zoel M. Thomson, husband and wife, by deed dated May 8, 1953, and recorded May 11, 1953, under Auditor's File No. 488120, records of Skagit County, Washington;  
thence Southerly along the Easterly line of said Thomson Tract a distance of 570 feet to the Southeast corner of that certain tract conveyed to L.G. Cunningham and Ardath G. Cunningham, husband and wife, by deed dated May 4, 1966, and recorded May 6, 1966, under Auditor's File No. 682486, records of Skagit County, Washington, and the true point of beginning of this description;  
thence Westerly along the Southerly line of said Cunningham Tract to a point on the West line of said subdivision that is 610 feet South of the Northwest corner of said Southwest 1/4 of the Northeast 1/4;  
thence South along the West line of said subdivision to the North line of the above referred to County road;  
thence Northeasterly along said road a distance of 620 feet to the Southeast corner of said Thomson Tract;  
thence Northwesterly along the East line of said Thomson Tract to the true point of beginning.

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.