

When recorded return to:

Karla Jones  
2619 189th Street SE  
Bothell, WA 98012

Land Title and Escrow  
205908-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Mathew McKerring and Jennifer McKerring, a married couple** for and in consideration of ONE MILLION FORTY FIVE THOUSAND AND 00/100 Dollars (**\$1,045,000.00**) in hand paid, conveys, and warrants to **Karla Jones, an unmarried person** the following described real estate, situated in the County Skagit, State of Washington:

The West 74.99 feet of the East 454.93 feet of Block 506, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, EXCEPT the South 34 feet thereof.

TOGETHER WITH the South 34 feet of West 3rd Street vacated under Ordinance No. 2417 as would attach by the operation of law.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Parcel Number(s): 3809-506-015-0000/P114280

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

Dated: July 21, 2022

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223143

Aug 01 2022

Amount Paid \$17706.00  
Skagit County Treasurer  
By Lena Thompson Deputy

(Attached to Statutory Warranty Deed)

Mathew McKerring by Jennifer McKerring Attorney-In-Fact  
Mathew McKerring by Jennifer McKerring, Attorney-In-Fact

Jennifer McKerring  
Jennifer McKerring

STATE OF TENNESSEE

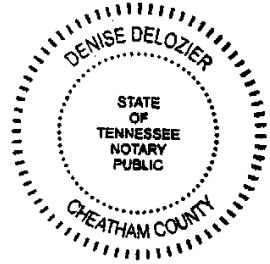
COUNTY OF WILLIAMSON

This record was acknowledged before me on 27<sup>th</sup> day of July, 2022 by Jennifer McKerring, individually and as Attorney in Fact for Mathew McKerring.

Denise DeLozier  
Signature DENISE DELOZIER

NOTARY PUBLIC  
Title

My commission expires: JULY 30, 2025



## 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.