

When recorded return to:

Patti Lynn Fenske and James Brian Hauser
5031 33rd Avenue West
Everett, WA 98203

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224133
Oct 07 2022
Amount Paid \$3605.00
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED

207324-LT

THE GRANTOR(S)

Theo Investments, LLC, a Washington Limited Liability Company,

for and in consideration of
TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars (\$225,000.00)

in hand paid, conveys, and warrants to
Patti Lynn Fenske, an unmarried person, and James Brian Hauser, an unmarried person

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

Lot 6, "PLAT OF SKAGIT SUNSET DIV. NO. 1," as per plat recorded in Volume 16 of Plats, pages 49 and 50,
records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Lot 6, Skagit Sunset Div. No. 1

Tax Parcel Number(s): 4653-000-006-0000/P108080

Dated: September 28, 2022

(Attached to Statutory Warranty Deed)

Theo Investments, LLC, a Washington Limited Liability Company

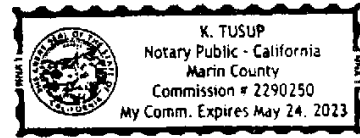
By: [Signature]
Lisa M. Theodoratus, General Manager

STATE OF California
COUNTY OF MARIN

This record was acknowledged before me on 30 day of September, 2022 by Lisa M. Theodoratus as General Manager of Theo Investments, LLC.

[Signature]
Signature
Notary Public
Title

My commission expires: MAY 24, 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.