

When recorded return to:

Kimberly Anne Anderson and Matthew Robert Anderson  
1511 Lowman Circle  
Anacortes, WA 98221

Land Title and Escrow  
207589-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224972

Dec 22 2022

Amount Paid \$18240.00

Skagit County Treasurer

By Josie Bear Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Adam J. Wagoner and Alana N. Wagoner, a married couple** for and in consideration of ONE MILLION SEVENTY FIVE THOUSAND AND 00/100 Dollars (**\$1,075,000.00**) in hand paid, conveys, and warrants to **Kimberly Anne Anderson and Matthew Robert Anderson, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

Lot E of the City of Anacortes Short Plat No. ANA 06-001, as approved April 9, 2007, and recorded April 11, 2007, under Auditor's File No. 200704110101, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 1 East, W.M.


Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 350127-2-003-0900/P125996

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. 207589-LT.

Dated December 15, 2022

(Attached to Statutory Warranty Deed)

  
\_\_\_\_\_  
Adam J. Wagoner

  
\_\_\_\_\_  
Alana N. Wagoner

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2022 by Adam J. Wagoner and Alana N. Wagoner.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My commission expires:

*See attached  
Notary Jurat*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

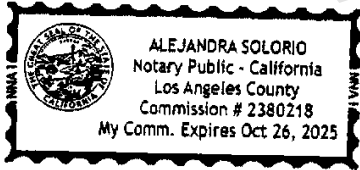
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On 12/19/2022 before me, Alejandra Solorio, Notary Public  
*Date Here Insert Name and Title of the Officer*  
Personally appeared Adam J. Wagner and Alana N. Wagner  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
*Signature of Notary Public*

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document Warranty Deed Document Date 12/15/2022  
Number of Pages 2 Signer(s) Other Than Named Above None

**Capacity(ies) Claimed by Signer(s)**

Signer's Name _____	Signer's Name _____
Corporate Officer—Title(s) _____	Corporate Officer—Title(s) _____
Partner Limited General	Partner Limited General
Individual Attorney in Fact	Individual Attorney in Fact
Trustee Guardian or Conservator	Trustee Guardian or Conservator
Other _____	Other _____

Signer Is Representing \_\_\_\_\_ Signer Is Representing \_\_\_\_\_

## 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.