202301170093

01/17/2023 03:48 PM Pages: 1 of 3 Fees $205.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 5206

JAN 17 2023

Amount Paid $ —0—
Skagit Co. Treasurer
By ⌐ Deputy

After recording mail to:

Stiles & Lehr Inc., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro-Woolley, WA 98284

Legal : TRACT 52, PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.
Tax Parcel #: P67122 / 3941-000-052-0003
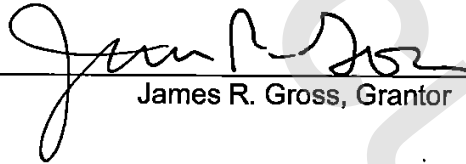
QUIT CLAIM DEED

The Grantor, JAMES R. GROSS, for and in consideration of love and affection, to establish community property, conveys and quit claims unto JAMES R. GROSS AND SHARON R. GROSS, as husband and wife, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Tract 52, PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH., according to the plat thereof, recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington;

EXCEPT that portion thereof lying South of a line drawn parallel with and 45 feet Northerly (measured at right angles) from the Southerly line of said Tract.

Situated in Skagit County, Washington.

Dated 11 Jan , 2023 _____
James R. Gross, Grantor

STATE OF WASHINGTON)
) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me **James R. Gross**, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this _____11_____ day of _Jan._ 2023

Brock D Otter

NOTARY PUBLIC in and for the State of Washington, residing at

Sedro-Woolley

Commission Expires: _6-20-2026_

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 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.

EXHIBIT A