

When recorded return to:

Aurelio Cortes-Garcia
1260 South Anacortes Street
Burlington, WA 98233

207183-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235832

Mar 16 2023

Amount Paid \$7797.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Patrick Grant, an unmarried person as his separate property** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys, and warrants to **Aurelio Cortes-Garcia, a single man** the following described real estate, situated in the County Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: ptn Tract 81, Burlington Acreage

Tax Parcel Number(s): 3867-000-081-0800/P62839

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. 207183-LT.

Dated: March 14, 2023

(attached to Statutory Warranty Deed)



Patrick Grant

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 14 day of March, 2023 by Patrick Grant.



Signature

Notary

Title

My commission expires: Nov. 15, 2026

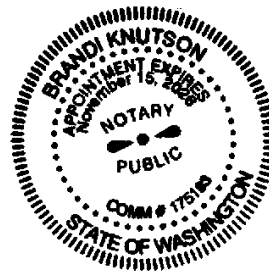


Exhibit A

THE NORTH 95 FEET OF THE WEST 230 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 7 ACRES OF THE FOLLOWING DESCRIBED TRACT:

THE WEST 1/2 OF TRACT 81, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE EAST 31.1 FEET THEREOF;

ALSO EXCEPT FROM THE SAID SOUTH 7 ACRES ABOVE DESCRIBED, THAT PORTION LYING WITHIN THE FOLLOWING DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 81;
THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, 291.55 FEET;
THENCE SOUTH 89°28' EAST 331.17 FEET PARALLEL WITH THE SOUTH LINE OF SAID TRACT;
THENCE NORTH 0°04' WEST 213.45 FEET PARALLEL TO THE EAST LINE OF SAID TRACT;
THENCE SOUTH 89°28' EAST 272.30 FEET;
THENCE SOUTH 0°04' EAST 505 FEET TO THE SOUTH LINE OF SAID TRACT;
THENCE NORTH 89°28' WEST 603.81 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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.