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05/15/2023 02:13 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

When recorded return to:
Jan M. Edelstein, Trustee
Big Lake Trust u.a.d. March 14, 2023
17173 West Big Lake Blvd.
Mt. Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 6494
MAY 15 2023

Amount Paid \$ ~~0~~
Skagit Co. Treasurer
By *LT* Deputy

STATUTORY WARRANTY DEED

The GRANTOR, Bruce M. Reed, Trustee, Reed Big Lake Trust u.a.d. April 29, 2020, residing at 17173 West Big Lake Blvd., Mt. Vernon, WA 98274,

FOR AND IN CONSIDERATION of Ten and no/100 Dollars (\$10.00), in hand paid, conveys and warrants to:

The GRANTEES, Ellen C. Zoffel and Jan M. Edelstein, Trustees, Big Lake Trust u.a.d. March 14, 2023, the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: Tract 62, Plat 1, Lakeview Tracts

Tax Parcel Number: P67136/3941-000-062-0001

SUBJECT TO:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SEE EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF entitled "Skagit County Right to Manage Natural Resource Lands Disclosure."

Dated: May 2, 2023

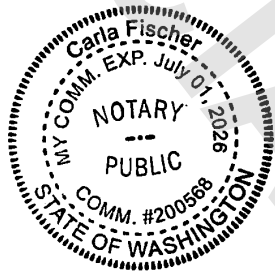
Bruce M. Reed, Trustee
Reed Big Lake Trust u.a.d. April 29, 2020
Bruce M Reed, Trustee

STATUTORY WARRANTY DEED
Bruce M. Reed, Trustee, Grantor to
Ellen C. Zoffel and Jan M. Edelstein, Trustees, Grantees.

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Bruce M. Reed is the person who appeared before me, and acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 2nd day of May, 2023.



[Signature]
(Print Name) Carla Fischer

NOTARY PUBLIC in and for the State
Washington, residing at Sedro Woolley, WA 98284

My appointment expires July 01, 2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67136/ 3941-000-062-0001

Tract 62, PLAT 1, LAKEVIEW TRACTS, BIG LAKE, as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington;

EXCEPT that portion thereof lying South of that certain fence line as depicted in Survey recorded April 4, 1991, under Auditor's File No. 9104040018 in Volume 11 of Surveys, page 18, records of Skagit County, Washington, and as further defined and set forth in that certain "Boundary Line Adjustment" recorded November 17, 1992, under Auditor's File No. 9211170041, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Terms and conditions set forth in boundary line adjustment recorded November 17, 1992, under Auditor's File No. 9211170041, records of Skagit County, Washington.

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 22, 1929
Auditor's No.: 221300, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 6, 1946
Auditor's No.: 392660, records of Skagit County, Washington
For: Water pipe line and drainage line and right of entry for purpose of maintaining and repairing, inspecting and replacing said lines

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 25, 1979
Auditor's No.: 895395, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sanitary sewer with necessary appurtenances
Affects: Said premises and other property

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 14, 1990
Auditor's No(s): 9006140068, records of Skagit County, Washington
In favor of:
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As constructed

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including

EXHIBIT "B"**Exceptions
(continued)**

powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. Terms, conditions and covenant of an instruments titled "Waiver and Covenant Not To Sue";
Recorded: March 22, 1991
Auditor's No.: 9103220025, records of Skagit County, Washington

8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 4, 1991
Recording No.: 9104040018
Matters shown: boundary lines

9. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof

Recording Date: August 29, 2003
Recording No.: 200308290146

10. Assessments, if any, levied by Big Lake Sewer District.

11. City, county or local Improvement district assessments, if any.

EXHIBIT "C"



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.