

When recorded return to:

Jackie L. Anderson and Warren L. Anderson, III
11067 Post Drive
Anacortes, WA 98221

Land Title and Escrow
209969-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237656
Aug 14 2023
Amount Paid \$8325.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Eloise Hammer, an unmarried person as her separate property** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jackie L. Anderson and Warren L. Anderson, III, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL "A":

Lot 1, Block 7, "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 1 of Plats, page 25, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 2, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point 668.5 feet East from the Southwest corner of said Government Lot 2;
thence North to the center line of the alley extended West from Block 13, of BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES, as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County;
thence East along said center line 82 feet;
thence South to a point East of the point of beginning;
thence West to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Parcel Number(s): 3813-007-001-0005/P58812 & 350230-0-084-0000/P33076

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 209969-LT.

Dated: August 7, 2023



Wendy Wall, Attorney for Eloise Hammer, authorized signer per court order entered on August 4, 2023 in Skagit County Superior Court Cause No. 23-4-00079-29

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 11th day of August, 2023 by Wendy Wall, Attorney for Eloise Hammer, authorized signer.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-26

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

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.