

When recorded return to:

Martika Ella Evans and Troy Clayton Evans  
6562 Deer Lane  
Anacortes, WA 98221

Land Title and Escrow  
209715-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238160

Sep 22 2023

Amount Paid \$10185.00  
Skagit County Treasurer  
By Candi Newcombe Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Jack E. Dixon and Doris A. Dixon, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Martika Ella Evans and Troy Clayton Evans, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 7 of Survey Campbell Park Estates, AF# 805634, being a ptn of 7-34-2 E W. M.

Tax Parcel Number(s): 340207-1-002-1906/P20093

**For Full Legal See Attached "Exhibit A"**

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. 209715-LT.

Dated: September 12, 2023

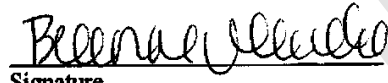
(attached to Statutory Warranty Deed)

  
Jack E. Dixon

  
Doris A. Dixon

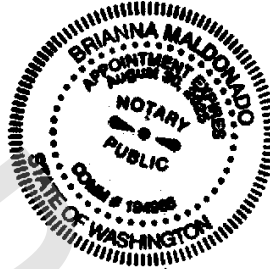
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 20 day of sep, 2023 by Jack E. Dixon and Doris A. Dixon.

  
Signature

Notary public  
Title

My commission expires: Aug 20, 2025



### Exhibit A

Lot 7 of Survey entitled CAMPBELL PARK ESTATES, as recorded August 30, 1974 in Volume 1 of Surveys, page 83, under Auditor's File No. 805634, records of Skagit County, Washington; being a portion of Section 7, Township 34 North, Range 2 East of the Willamette Meridian;

EXCEPT those portions of said Lot 7 described as Parcels "B" and "Z" as follows:

**PARCEL "B":**

Beginning at the Southeast corner of said Lot 7;  
thence North  $05^{\circ}09'40''$  East along the East line of said Lot 7, a distance of 112.40 feet to the TRUE POINT OF BEGINNING of this property description;  
thence continuing North  $05^{\circ}09'40''$  East along the East line of said Lot 7, a distance of 453.54 feet;  
thence South  $36^{\circ}30'20''$  West, a distance of 169.43 feet;  
thence South  $01^{\circ}21'11''$  East, a distance of 272.60 feet;  
thence South  $51^{\circ}14'51''$  East, a distance of 68.67 feet, more or less, to the Point Of Beginning, and containing 27,146 square feet, more or less.

**PARCEL "Z":**

Commencing at the Northwest corner of said Lot 7 at the centerline of that 60 feet wide private road known as Deer Lane;  
thence S  $8^{\circ}19'48''$  W along the West line of said Lot 7, a distance of 731.26 feet to the True Point of Beginning of this property description;  
thence S  $88^{\circ}34'16''$  E along a line parallel to the South line of said Lot 7, a distance of 64.93 feet;  
thence S  $8^{\circ}19'48''$  W along a line parallel to the West line of said Lot 7, a distance of 152.88 feet, more or less, to the South line of said Lot 7;  
thence N  $88^{\circ}34'16''$  W along the South line of said Lot 7, a distance of 64.93 feet, to the Southwest corner of said Lot 7;  
thence N  $8^{\circ}19'48''$  E along the West line of said Lot 7, a distance of 152.88 feet to the Point of Beginning; and containing 9,855 square feet, more or less.

TOGETHER WITH those portions of Lot 8 of Survey entitled CAMPBELL PARK ESTATES, as recorded August 30, 1974 in Volume 1 of Surveys, page 83, under Auditor's File No. 805634, records of Skagit County, Washington, described as Parcels "X" and "Y" as follows:

**PARCEL "X":**

Commencing at the Northeast corner of said Lot 8 at the centerline of that 60 feet wide private road known as Deer Lane;  
thence S  $8^{\circ}19'48''$  W along the East line of said Lot 8, a distance of 108.88 feet to the intersection of the Westerly edge of an existing paved driveway, at which point the tangent to the curve of said driveway bears S  $26^{\circ}05'50''$  W, and which point is the True Point of Beginning of this property description;

(continued...)

**PARCEL "X" continued:**

thence along the Westerly edge of said driveway in a Southerly direction on a curve to the left having a

radius of 148.48 feet and a central angle of  $10^{\circ}41'12''$ , an arc length of 27.69 feet to the PT of said curve; thence  $S 15^{\circ}24'38'' W$  along the West edge of said driveway, a distance of 80.89 feet to the PC of a curve to the left in a Southeasterly direction; thence continuing along Westerly edge of said driveway on said curve to the left having a radius of 34.08 feet and a central angle of  $65^{\circ}23'41''$ , an arc distance of 38.90 feet, more or less, to a point on the East line of said Lot 8, at which point the tangent to the curve bears  $S 49^{\circ}59'03'' E$ ; thence  $N 8^{\circ}19'48'' E$  along the East line of said Lot 8, a distance of 140.47 feet to the True Point of Beginning; and containing 1,369 square feet, more or less.

**PARCEL "Y":**

Commencing at the Northeast corner of said Lot 8 at the centerline of that 60 feet wide private road known as Deer Lane; thence  $S 8^{\circ}19'48'' W$  along the East line of said Lot 8, a distance of 399.46 feet to the True Point of Beginning of this property description; thence continuing  $S 8^{\circ}19'48'' W$  along the East line of said Lot 8, a distance of 331.80 feet; thence  $N 88^{\circ}34'16'' W$ , a distance of 10.53 feet; thence  $N 8^{\circ}19'48'' E$ , along a line parallel to the East line of said Lot 8, a distance of 39.40 feet; thence  $N 27^{\circ}17'11'' W$ , a distance of 59.06 feet; thence  $N 17^{\circ}38'26'' E$ , a distance of 152.06 feet; thence  $N 58^{\circ}36'12'' W$ , a distance of 18.83 feet; thence  $N 31^{\circ}23'48'' E$ , a distance of 95.88 feet to the True Point of Beginning; and containing 8,486 square feet, more or less.

AND TOGETHER WITH those portions of Lot 6 of said CAMPBELL PARK ESTATES described as Parcel's "A" and "C" as follows:

**PARCEL "A":**

Beginning at the Southwest corner of said Lot 6; thence South  $88^{\circ}34'16''$  East along the South line of said Lot 6, a distance of 154.42 feet; thence North  $51^{\circ}14'51''$  West, a distance of 184.99 feet, more or less, to a point on the West line of said Lot 6, which point bears North  $05^{\circ}09'40''$  East, a distance of 112.40 feet from the Point Of Beginning; thence South  $05^{\circ}09'40''$  West along the West line of said Lot 6, a distance of 112.40 feet to the Point Of Beginning, and containing 8,680 square feet, more or less.

(continued...)

**PARCEL "C":**

Commencing at the Southwest corner of said Lot 6; thence North  $05^{\circ}09'40''$  East along the West line of said Lot 6, a distance of 565.94 feet to the TRUE

POINT OF BEGINNING of this property description;  
thence North  $36^{\circ}30'20''$  East, a distance of 123.71 feet;  
thence North  $87^{\circ}19'37''$  East, a distance of 149.92 feet, more or less, to a point on the South line of the private road commonly referred to as Deer Lane;  
thence North  $02^{\circ}06'21''$  East, a distance of 30.16 feet, more or less, to a point on the North line of said Lot 6, being also the centerline of that 60 feet wide private road known as Deer Lane;  
thence Westerly along the North line of said Lot 6 and the centerline of said Deer Lane on the following courses and distances: South  $86^{\circ}12'01''$  West, a distance of 44.90 feet to the PC of a curve to the right;  
thence along said curve to the right having a radius of 195.763 feet and a central angle of  $46^{\circ}56'23''$ , an arc length of 160.384 feet to the PT of said curve and the Northwest corner of said Lot 6;  
thence South  $05^{\circ}09'40''$  West along the West line of said Lot 6, a distance of 237.84 feet, more or less to the Point Of Beginning, and containing 18,489 square feet, more or less.

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.