

When recorded return to:

Brian D. Hall and Kimberly Hall
15330 78th Avenue Southeast
Snohomish, WA 98296

210116-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20239034
DEC 15 2023

Amount Paid \$10,860.00
Skagit Co. Treasurer
By *KQ* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Doreen K. Nystrom, 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 **Brian D. Hall and Kimberly Hall, a married couple**

the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

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

Lot 11, West View, Replat of Blk 40, Montbome, tog w ptn Railroad R-O-W abutting

Tax Parcel Number(s): 4137-000-011-0005/P74752

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. 210116-LT.

Dated: December 6, 2023

(attached to Statutory Warranty Deed)

Doreen K. Nystrom
Doreen K. Nystrom

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 13th day of Dec., 2023 by Doreen K. Nystrom.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-26

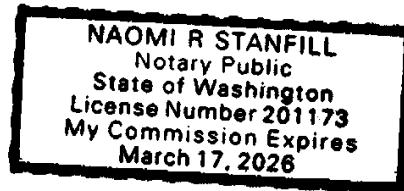


Exhibit A

Lot 11, "WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington.

Together with that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining the plat of "West View, Replat of Block 40, Montborne, Skagit County, Washington", as per plat recorded in Volume 6 of Plats, Page 5, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of Lot 11 of said plat;

EXCEPT that portion thereof, if any, lying within a County Road right-of-way.

Situate in Skagit County, 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.