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12/28/2023 01:38 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After recording return to:

NORTH SOUND LAW GROUP PLLC
300 N. Commercial St.
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20239191
DEC 28 2023

Amount Paid \$
Skagit Co. Treasurer
By *KD* Deputy

DOCUMENT TITLE:	Statutory Warranty Deed
GRANTORS:	KATHRYN AIKEN and WILLIAM M. AIKEN, wife and husband
GRANTEES:	KATHRYN ELIZABETH AIKEN and WILLIAM MARTIN AIKEN, Trustees of the Kathryn and William Aiken Living Trust, dated December 28, 2023
ABBREV. LEGAL DESCRIP.:	S33-T34N-R03 LOT 5, PUD OF PLEASANT RIDGE EAST
ASSESSOR'S TAX/PARCEL NO.:	4762-000-005-0000/ P117274

STATUTORY WARRANTY DEED

THE GRANTORS, KATHRYN AIKEN and WILLIAM M. AIKEN, wife and husband, for and in consideration of funding a revocable trust and for no other consideration, convey and warrant to THE GRANTEES, KATHRYN ELIZABETH AIKEN and WILLIAM MARTIN AIKEN, Trustees of the Kathryn and William Aiken Living Trust, dated December 28, 2023, and successors, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 5, "P. U. D. OF PLEASANT RIDGE EAST", as per plat recorded on October 12, 2000, under Auditor's File No. 200010120025, records of Skagit County, Washington.

TOGETHER WITH an undivided 1/5 interest in Lot 6 of said plat.

Subject to covenants, conditions, restrictions, reservations, easements, agreements, and all other matters of record.

Situate in the County of Skagit, State of Washington.

DATED this 28th day of December, 2023

Kathryn Aiken

KATHRYN AIKEN

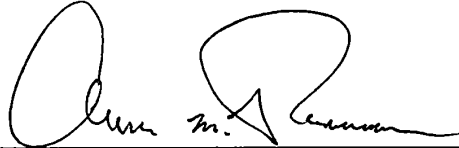
William M. Aiken

WILLIAM M. AIKEN

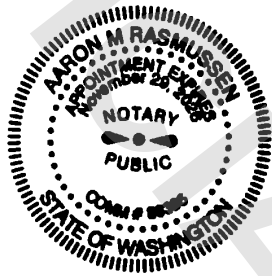
STATE OF WASHINGTON)
) :ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that KATHRYN AIKEN and WILLIAM M. AIKEN are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 28th day of December, 2023



Notary Public in and for the State of Washington,
Residing at: Mt. Vernon
My appointment expires: 11/29/26



UNOFFICIAL DOCUMENT



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.