

202401040044

01/04/2024 02:57 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Brooke Nibarger and Corey Nibarger
3802 West 2nd Street
Anacortes, WA 98221

Land Title and Escrow
210922-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249255
Jan 04 2024
Amount Paid \$10274.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Robert G. Laatz and Helen A. Laatz, Trustees of The Robert G. Laatz Family Trust dated May 11, 1999** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Brooke Nibarger and Corey Nibarger, a married couple** the following described real estate, situated in the County of Skagit ; State of Washington:

The West 10 feet of Lot 7, and all of Lots 8, 9 and 10, Block 1203, NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, inclusive, records of Skagit County, Washington.

(Also known as Parcel C of Survey recorded March 14, 1989, in Volume 8 of Surveys, page 144, under Auditor's File-No. 8903140033, records of Skagit County, Washington).

Situated in Skagit County, Washington.

Tax Parcel Number(s): 3809-203-010-0112/P58275

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. 210922-LT.

Dated: December 29, 2023

(Attached to Statutory Warranty Deed)

The Robert G. Laatz Family Trust dated May 11, 1999

By: Robert G. Laatz
Robert G. Laatz, Trustee

By: Helen A. Laatz
Helen A. Laatz, Trustee

STATE OF Florida
COUNTY OF Pinellas

by means of physical presence

This record was acknowledged before me on 3rd day of January, 2024 by Robert G. Laatz and Helen A. Laatz, Trustees of The Robert G. Laatz Family Trust dated May 11, 1999.

Nancy Singleton
Signature
Notary Public
Title

NANCY SINGLETON
Notary Public, State of Florida
My Comm. Expires Dec. 26, 2025
No. HM 186356

My commission expires: 12/26/2025

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.