

202402140015

02/14/2024 09:33 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

When recorded return to:

Andrew W. Poulton and Sofia G. Poulton  
407 Maple Avenue  
La Conner, WA 98257

211109-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249565

Feb 14 2024

Amount Paid \$9738.22  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Maple Field, LLC, a Washington Limited Liability Company**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Andrew W. Poulton and Sofia G. Poulton, 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 H-1, La Conner SP# LU-21-31SP, AF# 202205160017 (Ptn Syndicate Add to La Conner, aka ptn Lot H, BLA, AF# 202104200061)

Tax Parcel Number(s): 4128-025-004-0100/P135504

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. 211109-LT, and Right to Manage Natural Resource Lands Disclosure, attached hereto.

Dated: 2/1/2024

(attached to Statutory Warranty Deed)

Maple Field, LLC, a Washington Limited Liability Company

By: Kendra Decker  
Kendra Decker, Manager

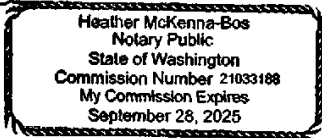
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 1 day of February, 2024 by Kendra Decker,  
Manager of Maple Field, LLC.

[Signature]  
Signature

Notary  
Title

My commission expires: September 28, 2025



**Exhibit A**

**PARCEL "A":**

Lot H-1, Town of La Conner Short Plat No. LU-21-31SP, approved on May 11, 2022, recorded on May 16, 2022, under Auditor's File No. 202205160017, Being a portion of Lots 1 and 2, Block 24, Tract III and of Lots 2, 3, and 4, Block 25, Map of Syndicate Addition to the Town of La Conner, also known as Parcel "H" of Boundary Line Adjustment recorded on April 20, 2021, under Auditor's File No. 202104200061, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

THAT CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS "EASEMENT A" AND "EASEMENT B" IN THE CERTAIN JOINT USE EASEMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200062, AND AS AMENDED UNDER DOCUMENT RECORDED ON MAY 16, 2022, UNDER AUDITOR'S FILE NO. 202205160018, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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.