

When recorded return to:

Cynthia M. Keller and Andy C. Keller
23004 NE 185th Street
Woodinville, WA 98077

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241630
Aug 02 2024
Amount Paid \$11575.00
Skagit County Treasurer
By Lena Thompson Deputy

Land Title and Escrow
204063-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) The Caldwell Family Sky Island, 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 **Cynthia M. Keller and Andy C. Keller, 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.)

Ptn Lot C, SP PL-06-1045 AF #200803200111 (Ptn SW ¼, 14-34-1)

Tax Parcel Number(s): 340114-3-001-0800/P127489 & 340114-3-001-1000/P127546

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. 204063-LT.

Dated: July 31, 2024

(attached to Statutory Warranty Deed)

The Caldwell Family Sky Island, LLC, a Limited Liability Company

By: Donald Caldwell
Donald Caldwell, Manager

By: Ann Caldwell
Ann Caldwell, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 31 day of July, 2024 by Donald Caldwell and Ann Caldwell, Managers of The Caldwell Family Sky Island, LLC.

Brianna Malcom
Signature

Notary Public
Title

My commission expires: Aug 30 2025



Exhibit A

Lot C, Skagit County Short Plat No. PL-06-1045, approved March 20, 2008 and recorded March 20, 2008 under Skagit County Auditor's File No. 200803200111, being a portion of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M.

EXCEPT that portion thereof being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot C, also being the Southeast corner of the Southwest 1/4 (South 1/4 corner) of said Section 14, Township 34 North, Range 1 East, W.M.;
thence South 89°48'31" West along the South line of said Lot C for a distance of 470.27 feet to the Southwest corner of said Lot C, also being the Southeast corner of that certain property described on Exhibit "C", Quit Claim Deed (Boundary Line Adjustment) to Donald M. Caldwell and Ann B. Caldwell, husband and wife, recorded under Skagit County Auditor's File No. 200701090102;
thence North 13°20'08" West along the West line of said Lot C, also being the East line of said Caldwell property for a distance of 685.44 feet, more or less, to the Northeast corner of said Caldwell property at a point bearing North 43°21'39" West from the POINT OF BEGINNING;
hence South 43°21'39" East for a distance of 915.20 feet, more or less, to the POINT OF BEGINNING.

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.