

When recorded return to:

Darrell L. Roberts and Tracie A. Hornung  
1603 15th Street  
Anacortes, WA 98221

213143-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241977  
Aug 30 2024  
Amount Paid \$11075.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **William Hakins and Patsy C. McCuaig, a married couple**  
for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE**  
**CONSIDERATION** in hand paid, conveys and warrants to **Darrell L. Roberts and Tracie A.**  
**Hornung, a married couple**

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

**PARCEL "A":**

The entire Block 4, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES", as per  
plat recorded in Volume 2 of Plats, page 39, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

Lots 1 and 2, Block 11, "MUNK'S FIRST QUEEN ANNE ADDITION TO ANACORTES," as  
per plat recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington.

TOGETHER WITH vacated alley as vacated under City of Anacortes Ordinance No. 930 as  
would attach by operation of law.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 3806-011-002-0005/P58052 & 3812-004-000-0012/P58683

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.  
213143-LT.

Dated: August 27, 2024

(Attached to Statutory Warranty Deed)

William H. Hakins  
William Hakins

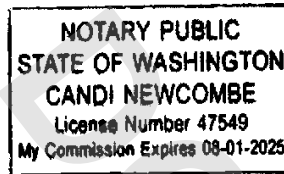
Patsy C. McCuaig  
Patsy C. McCuaig

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29 day of August, 2024 by William Hakins and Patsy C. McCuaig.

Candi Newcombe  
Signature  
Notary Public  
Title

My commission expires: 8/1/25



## 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.