

When recorded return to:

Rex Alexander Culbertson  
11973 Havekost Road  
Anacortes, WA 98221

211984-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242461

Oct 08 2024

Amount Paid \$5605.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Judith A. Pepper, an unmarried person as her separate property**

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

in hand paid, conveys and warrants to **Rex Alexander Culbertson, an unmarried person**

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. Gov. Lot 2, Sec. 2-34-1

Tax Parcel Number(s): 340102-0-005-0002/P19010

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.  
211984-LT.

Dated: October 7, 2024

(attached to Statutory Warranty Deed)

Judith A. Pepper  
Judith A. Pepper

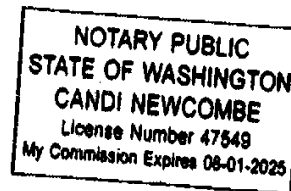
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 8 day of October, 2024 by Judith A. Pepper.

Candi Newcombe  
Signature

Notary Public  
Title

My commission expires: 8/1/25



**Exhibit A****PARCEL A:**

New Lot "B", Boundary Line Adjustment PL24-0030, recorded April 16, 2024, Auditor's File No. 202404160012, records of Skagit County, State of Washington, fully described as follows:

Government Lot 2 in Section 2, Township 34 North, Range 1 East W.M.;

EXCEPT the North 534.25 feet thereof and EXCEPT the West 249 feet thereof and EXCEPT that portion lying East of the West 607.00 thereof;

TOGETHER WITH that portion of the North 534.25 feet of Government Lot 2 in Section 2, Township 34 North, Range 1 East, W.M., described as follows:

Commencing at the Northwest Corner of Government Lot 2 in Section 2, Township 34 North, Range 1 East, W.M., thence North 89°19'28" East, along the North line of said Government Lot 2, a distance of 40.00 feet;  
Thence South 0°09'54" West, parallel to the West line of said Government Lot 2, a distance of 70.01 feet to a point 40.00 feet East and 70.00 feet South of said Northwest Corner and the TRUE POINT OF BEGINNING;

Thence North 89°19'28" East, parallel to the north line of said Government Lot 2, a distance of 40.89 feet;  
Thence South 52°09'26" East a distance of 125.20 feet;  
Thence South 30°10'24" East a distance of 170.26 feet;  
Thence South 84°30'31" East a distance of 102.84 feet;  
Thence North 89°19'28" East a distance of 238.65 feet to a point that is 607.00 feet East of the West line of Government Lot 2;  
Thence South 0°09'54" West, parallel to the West line of said Government Lot 2, a distance of 227.06 feet to the South line of the North 534.25 feet of said Government Lot 2;  
Thence South 89°19'28" West, along the South line of the North 534.25 feet of said Government Lot 2, a distance of 308.51 feet;  
Thence North 36°49'00" West a distance of 429.76 feet;  
Thence North 0°09'54" East, parallel to said West line of said Government Lot 2, a distance of 117.20 feet to the TRUE POINT OF BEGINNING.

**PARCEL B:**

TOGETHER WITH a non-exclusive easement for ingress to and egress from, and installation and maintenance of a roadway and utility lines to serve the above described property over and along the following described strip of land:

A strip of land 40 feet in width, the Westerly and Southwesterly line of which is described as follows:

Commencing at a point on the West line of said Government Lot 2 a distance of 534.25 feet South of the Northwest corner thereof; :  
thence Easterly parallel with the North line of said Government Lot 2 a distance of 249 feet to the point

of beginning of this line description;  
thence Northwesterly to a point on the West line of said Government Lot 2 which is 200 feet Southerly  
of the Northwest corner thereof;  
thence Northerly to the Northwest corner of said Government Lot 2.

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.