

When recorded return to:

Upriver Grill
60084 State Route 20
Marblemount, WA 98267

213222-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242992

Nov 19 2024

Amount Paid \$9722.20
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **American Alps LLC, a Washington Limited Liability Company**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange**

in hand paid, conveys and warrants to **Upriver Grill LLC, a Washington Limited Liability Company**

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

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 29-76, approved July 1, 1976, and recorded July 6, 1976, in Volume 1 of Short Plats, page 143, under Auditor's File No. 838496, records of Skagit County, Washington; being a portion of Government Lots 4 and 5 of Section 18, Township 35 North, Range 11 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 351118-0-021-0001/P46166 & 351118-0-008-0107/P46149

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. 213222-LT.

Dated: November 15, 2024

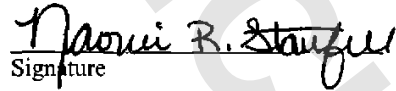
(Attached to Statutory Warranty Deed)

American Alps LLC, a Washington Limited Liability Company

By: 
R. Robert Reale, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 15th day of November, 2024 by R. Robert Reale,
Manager of American Alps **LLC**.


Signature

Notary
Title

My commission expires: 03-17-26

NAOMI R STANFILL Notary Public State of Washington License Number 201173 My Commission Expires March 17, 2026
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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.