

202411220025

11/22/2024 10:04 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**  
PJ Parsons and Mark L. Parsons  
15514 88th Drive NW  
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20243038  
**Nov 22 2024**  
Amount Paid \$3605.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245464997

Chicago Title  
620056888

### STATUTORY WARRANTY DEED

THE GRANTOR(S) John D Stephens, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to PJ Parsons and Mark L. Parsons, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 1-4, Blk. 1, Superior Heights

Tax Parcel Number(s): P70870 / 4063-001-001-0000

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 11-20-24

John D. Stephens  
John D Stephens

State of Washington  
County of Whatcom

This record was acknowledged before me on 11-20-24 by John D Stephens.

Allyson Logan  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 10-9-26



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P70870 / 4063-001-004-0000

**Parcel A:**

Lots 1, 2, 3 and 4, Block 1, Plat of Superior Heights, according to the plat thereof, recorded in Volume 3 of Plats, page 89, records of Skagit County, Washington;

TOGETHER WITH those portions of Vacated Alley lying between Blocks 1 and 2 of said plat which would have reverted to said premises by operation of law.

EXCEPT any portion thereof lying within the existing driveway that runs along the Northerly and Easterly sides of said property

Situate in the County of Skagit, State of Washington.

**Parcel B:**

A non-exclusive Easement for ingress, egress and utilities over and across the existing driveway that runs along the Northerly and Easterly sides of Parcel A. as described herein above.

A non-exclusive Easement for building encroachments, if any, and building maintenance purposes benefiting the existing building Located on Parcel A, over and across the following described Tract:

Lots 30, 31, 32, 33, 34 and that portion of Lot 29, if any, lying Southerly of an existing concrete abutment, Block 2, Plat of Superior Heights, as per plat recorded in Volume 3 of plats, page 89, records of Skagit County, Washington.

Together with those portions of vacated Alley laying between Blocks 1 and 2 of said Plat and vacated Limestone Street Which have reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

**SPECIAL EXCEPTIONS**

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Superior Height's Addition to Town of Concrete:

Recording No: 80664

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Superior Portland Cement Company  
Purpose: See instrument  
Recording Date: March 15, 1927  
Recording No.: 201982

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Superior Portland Cement, Inc.  
Purpose: See instrument  
Recording No.: 236392

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Washington Telephone Company  
Purpose: Utilities  
Recording Date: January 5, 1968  
Recording No.: 708712

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 9312230062

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 9512060092

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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 residents 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.

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