

When recorded return to:

John Bauer and Susan Bauer
1359 Hamline Avenue North
Saint Paul, MN 55108

211730-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243199

Dec 09 2024

Amount Paid \$25092.50

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cheryl Wright-Wilson and Raymond Wilson, Trustees of CRW Charitable
Remainder Unitrust dated March 14, 2024

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

in hand paid, conveys and warrants to **John Bauer and Susan Bauer, 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.)

Lot 4, Guemes Seaview Estates & Ptn Lots 25 & 28, Orchard Beach Tracts

Tax Parcel Number(s): 4595-000-004-0003/P102321 & 3964-000-028-0600/P101787

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.
211730-LT.

Dated: 12/5/24

(attached to Statutory Warranty Deed)

CRW Charitable Remainder Unitrust dated March 14, 2024

By: Cheryl Wright-Wilson, Trustee
Cheryl Wright-Wilson, Trustee

By: Raymond Wilson, Trustee
Raymond Wilson, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 5 day of December 2024 by Cheryl Wright-Wilson and Raymond Wilson, Trustees of CRW Charitable Remainder Unitrust dated March 14, 2024.

Candi Newcombe
Signature
Notary Public
Title
My commission expires: 8/1/25

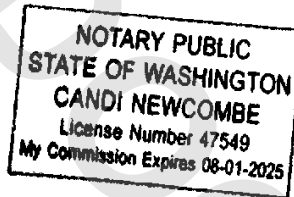


Exhibit A

PARCEL "A":

Lot 4, "GUEMES SEAVIEW ESTATES", as per plat recorded in Volume 15 of Plats, pages 65 and 66, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress and egress over that certain 20 foot strip over Lots 1 and 2 adjacent to the most Northerly line of said Lot 4.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 1/5th interest in the following described tract:

Tidelands of the second class lying in front of, adjacent to and abutting upon Lots 25 and 26, "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Lots 25, 28 and vacated Sea View Drive, "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington, more particularly described as follows:

Beginning at the most Easterly corner of said Tract 25;
thence North 37°24'00" West along the Northeasterly line of Tract 25 of said Plat of Orchard Beach Tracts, 81.00 feet;
thence South 52°36'00" West 404.46 feet;
thence South 70°39'13" East 72.95 feet;
thence South 52°36'00" West 232.19 feet to the East line of the County road;
thence South 1°25'30" West along the East line of said County road, 25.67 feet to the Southeasterly line of Tract 25;
thence North 52°36'00" East along the Southeasterly line of said Tract 25, 613.28 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

An undivided 1/5th interest in the following described tract:

Tidelands of the second class lying in front of, adjacent to and abutting upon Lots 25 and 26, "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington.

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.