

When recorded return to:

Terry Botteron and Anne Botteron
6 Shorewood Drive
Bellingham, WA 98225

207916-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Cheri Shope, as Personal Representative for The Estate of James Kenneth Hyatt, deceased**

for and in consideration of NINE HUNDRED SIXTY THOUSAND AND 00/100 Dollars
(**\$960,000.00**)

in hand paid, conveys, and warrants to **Terry Botteron and Anne Botteron, a married couple**

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

For Full Legal See Attached "Exhibit A"

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

Lot 34, Plat of Tinas Coma

Tax Parcel Number(s): 4755-000-034-0000/P117069

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 207916-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235462

Feb 13 2023

Amount Paid \$16148.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: January 9, 2023

Estate of James Kenneth Hyatt

By: Cheri Shope
Cheri Shope, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8th day of February, 2023 by Cheri Shope, as
Personal Representative of The Estate of James Kenneth Hyatt.

Naomi R. Stanfill
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

Exhibit A

Lot 34, "PLAT OF TINAS COMA", as per plat recorded August 11, 2000, under Auditor's File No. 200008110004, 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.