202310170010
10/17/2023 09:28 AM Pages: 1 of 4 Fees: $206.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Hezel Homes LLC
832 Indian Beach Road
Camano, WA 98282

207283-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238414
Oct 17 2023
Amount Paid $3925.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Mark S. Gardo and Hallie S. Gardo, a married couple**

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

in hand paid, conveys and warrants to **Hezel Homes LLC, a Washington Limited Liability Company**

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 19, Saratoga Passage View Card PL 06-0107

Tax Parcel Number(s): 4986-000-019-0000/P130342

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. 207283-LT.

Dated: October 12, 2023

(attached to Statutory Warranty Deed)

Mark S. Gardo

Hallie S. Gardo

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 13th day of Oct., 2023 by Mark S. Gardo and Hallie S. Gardo.

Signature

LPO
Title

My commission expires: August 18, 2024

KIMBERLY A HAWES
NOTARY PUBLIC
COMMISSION EXPIRES
2475
8-18-24
STATE OF WASHINGTON

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Exhibit A

LOT 19, SARATOGA PASSAGE VIEW C.A.R.D., PL 06-0107, APPROVED APRIL 14, 2009, RECORDED JUNE 10, 2009, UNDER AUDITOR'S FILE NO. 200906100089 AND AS PER AFFIDAVIT OF MINOR CORRECTION OF SURVEY: RECORDED AUGUST 28, 2009 UNDER AUDITOR'S FILE NO. 200908280052, RECORDS OF SKAGIT COUNTY, WASHINGTON LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

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.

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