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06/16/2026 01:21 PM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Leendert Bruce Kluft and Yvonne Michele Catala, Trustees
L. Kluft and Y. Catala Trust dated June 1, 2023
3907 Ridgetop
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261857
Jun 16 2026
Amount Paid $13567.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60040566-352

THE GRANTOR(S)
John A. Gifford and Janet S. Gifford, a married couple

for and in consideration of
Ten Dollars and other valuable consideration ($10.00)

in hand paid, conveys and warrants to
Leendert Bruce Kluft and Yvonne Michele Catala, Trustees of the L. Kluft and Y. Catala Trust dated June 1, 2023

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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

Unit 2, Building 1, The Ridge Condominium, Phases 1 and 2

Tax Parcel Number(s): 4678-000-002-0000/P109079

UNOFFICIAL DOCUMENT

Dated: 06/13/2026

John A Gifford
John A. Gifford

Janet S Gifford
Janet S. Gifford

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on this 13th day of June, 20 26, by John A. Gifford and Janet S. Gifford.

Signature

Notary
Title

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

My commission expires: 09/11/2027

Notarized remotely online using communication technology via Proof.

UNOFFICIAL DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3907 Ridge Top Drive, Anacortes, WA 98221
Tax Parcel Number(s): 4678-000-002-0000/P109079

Property Description:

Unit 2, Building 1, "THE RIDGE CONDOMINIUM PHASES 1 AND 2, a condominium," according to Declaration thereof recorded under Auditor's File No. 9607170029, as amended by Supplemental Declaration recorded May 1, 1997 and February 6, 1998, under Auditor's File Nos. 9705010035 and 9702060104, and as delineated on the face of that certain Survey Map and Plans thereof recorded under Auditor's File No. 9607170028, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT

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.