

When recorded return to:

Nicole Braunz
1803 S 30th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262159

Jul 10 2026

Amount Paid \$8476.20
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (R)
Reference: 60041224-351

THE GRANTOR(S)

Michael D. Powell, Personal Representative of The Estate of Estus K. Powell

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

in hand paid, conveys and warrants to
Nicole Braunz, an unmarried person

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.)

Lot 15, Little Mountain Addition No. 2

Tax Parcel Number(s): 4601-000-015-0004/P102987

Dated: 7-8-26

The Estate of Estus K. Powell

By: [Signature]
Michael D. Powell, Personal RepresentativeSTATE OF WASHINGTON
COUNTY OF KingThis record was acknowledged before me on this 8 day of July, 2026 by
Michael D. Powell, Personal Representative of The Estate of Estus K. Powell.

Signature

[Signature]
Notary Public

Title

My commission expires: 4-22-29

DORINDA LYNN BUCKLES
Notary Public
State of Washington
Commission # 21012911
My Comm. Expires Apr 22, 2029

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1803 S 30th Street, Mount Vernon, WA 98274
Tax Parcel Number(s): 4601-000-015-0004/P102987

Property Description:

Lot 15, LITTLE MOUNTAIN ADDITION NO. 2, as per plat recorded in Volume 15 of Plats, pages 81 through 83, inclusive, 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 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.