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08/20/2026 09:59 AM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

AFTER RECORDING RETURN TO:
Bierbrauer Law, LLC
Attn: Amanda Bierbrauer
1257 SW 6th Circle
Troutdale, OR 97060

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20262677
Date 08/20/2026

Mail Tax Statements To:
Evan L. Pyke and Ruby M. Ha
PO Box 454
Anacortes, WA 98221

WARRANTY DEED

The Grantor, **Evan L. Pyke and Ruby M. Ha, a married couple**, without monetary consideration, in order to effect a mere change in the form of ownership pursuant to WAC 458-61A-211(2)(g), conveys and warrants to **Ruby M. Ha and Evan L. Pyke, Trustees, or their successors in interest, of the Graintree Living Trust** dated August 10, 2026, and any amendments thereto, all right, title and interest in and to the following described real property, situated in the County of Skagit, State of Washington:

The West ½ of Lot 13, and Lots 14 and 15, Block 7, "KELLOGG & FORD'S ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington.

(Being knows as Lot 7, Block 7 of Survey recorded in Volume 2 of Surveys, page 90, under Auditor's File. No. 877715, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Parcel Number(s): 3800-007-015-0012/P57720

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. 212068-LT.

IN WITNESS WHEREOF, the said Grantors, Evan L. Pyke and Ruby M. Ha, has signed and sealed this deed on August 10, 2026.

Evan L. Pyke

Ruby M. Ha

STATE OF WASHINGTON
COUNTY OF SKAGIT

This instrument was acknowledged before me on August 10, 2026, by Evan L. Pyke and Ruby M. Ha.

NOTARY PUBLIC

ERIK JASON LEE
NOTARY
My Comm. Expires
November 25, 2028
No. 25023921
PUBLIC
STATE OF WASHINGTON

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

Right to Manage Natural Resource Land Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notifications 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 ¼ 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.