

When recorded return to:

Abigail Kathleen Wiebusch
766b Belmont Place East
Seattle, WA 98102

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262780

Aug 28 2026

Amount Paid \$12944.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60045844-352

THE GRANTOR(S)

Katherine Ann Bannister, Successor Trustee of the Bannister Family Trust, UID January 26, 2007

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

in hand paid, conveys and warrants to
Abigail Kathleen Wiebusch, 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.)

Ptn. GL 1, Sec. 30-35-3 EWM

Tax Parcel Number(s): 350330-0-038-0006/P35020

Dated: 08/26/2026

The Bannister Family Trust dated January 26, 2007

By: Katherine Ann Bannister
Katherine Ann Bannister, Successor **Trustee**

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on this 26th day of August, 2026, by
Katherine Ann Bannister, Successor of The Bannister Family Trust, UID January 26, 2007.

***Trustee**

KAB
Signature

Notary
Title

My commission expires: 09/11/2027

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

Notarized remotely online using communication technology via Proof.

EXHIBIT A LEGAL DESCRIPTION

Property Address: 12312 Seabird Lane, Mount Vernon, WA 98273

Tax Parcel Number(s): 350330-0-038-0006/P35020

Property Description:

That portion of Government Lot 1 of Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of the Edison-Bay View County Road 660 feet South of the North line of Section 30;

thence South along said road 90.2 feet to a point 750.2 feet South of said North line of Section 30;

thence West parallel with said North line to the Government Meander Line;

thence North along said meander line to a point 660 feet South of the North line of said Section;

thence East to the point of beginning.

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.