



201610070148

Skagit County Auditor
10/7/2016 Page

1 of 6 2:20PM \$78.00

After Recording Return To:

Betts Austin Johnson, pllc
2200 Rimland Drive, Suite 230
Bellingham, WA 98226

DOCUMENT TITLE: PERSONAL REPRESENTATIVE'S DEED
 REFERENCE NUMBER OF RELATED DOCUMENT:
 GRANTORS: DOUGLAS E. REECE and BRADLEY F. REECE, co-Personal
 Representatives of the Estate of ELIZABETH ANN REECE
 GRANTEE: DOUGLAS E. REECE, individually
 ABBREVIATED LEGAL DESCRIPTION: 1) Ptn Govt Lot 4, S25, T33N, R4E, W.M.
 TWP 33 R 04 SEC 25
 2) Ptn BNRR R/W AF#8702180078
 TWP 33 R 04 SEC 25
 ADDITIONAL LEGAL DESCRIPTION: page 4 of document
 TAX PARCEL ID: 1) P17244
 2) P17206

PERSONAL REPRESENTATIVE'S DEED

The undersigned Grantors, DOUGLAS E. REECE and BRADLEY F. REECE, as the duly appointed, qualified and acting co-Personal Representatives of the Estate of Elizabeth Ann Reece, Deceased, in Probate Cause No. 14-4-00541-9, in Whatcom County Superior Court of Washington, and not in their individual capacities, as a distribution of the estate pursuant to Will, do convey and warrant to DOUGLAS E. REECE, individually, Grantee, all of the estate's interest in the following-described real estate, situated in Skagit County, Washington:

See Legal Description on Exhibit "A"

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164601
OCT 07 2016

Amount Paid \$
Skagit Co. Treasurer
By *Mh* Deputy

DATED: July 24, 2015.



DOUGLAS E. REECE
Co-Personal Representative of the
Estate of Elizabeth Ann Reece, and
not in his individual capacity

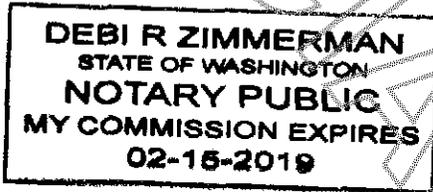


BRADLEY F. REECE
Co-Personal Representative of the Estate
of Elizabeth Ann Reece, and not in his
individual capacity

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that DOUGLAS E. REECE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the co-Personal Representative of the Estate of Elizabeth Ann Reece, to be the free and voluntary act of said party for the uses and purposes mentioned in the instrument.

DATED: July 24, 2015.

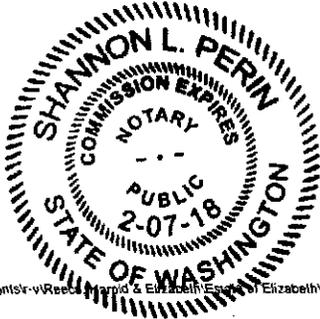


Debi Zimmerman
NOTARY PUBLIC
My appointment expires: 2/15/2019

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that BRADLEY F. REECE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the co-Personal Representative of the Estate of Elizabeth Ann Reece, to be the free and voluntary act of said party for the uses and purposes mentioned in the instrument.

DATED: July 13, 2015.



Shannon Perin
NOTARY PUBLIC
My appointment expires: 2-7-2018

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EXHIBIT "A"

- 1) **Site Address: 22661 Hull Road, Mount Vernon, Washington**
Tax Parcel No.: P17244

A tract of land in Government Lot 4, Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 827.64 feet south and 1309.81 feet east of the center of said Section 25, Said point being the southwest corner of Lot 10, "Hull's Waterfront Tracts," according to the plat recorded in Volume 7 of Plats, page 33, records of Skagit County, Washington; thence Southerly along a line which is 30 feet Easterly and parallel to the Easterly right of way line of the Northern Pacific Railroad to a point which is 877.64 feet south and 1314.35 feet east of the center of said Section 25, said point being the northwest corner of Lot 11 of said plat; thence east along the north line of said Lot 11 to the shore of Lake McMurray; thence northerly along said lake shore line to the south line of said Lot 10; thence west along said south line to the point of beginning.

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.

- 2) **Site Address: Mount Vernon, Washington**
Tax Parcel No.: P17206

That portion of the Burlington Northern Railroad Company right-of-way, conveyed by deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, lying easterly of the main tract centerline as recorded December 26, 1890 in Book 13 of deeds, page 566, and lying south of the westerly extension of the south line of Lot 10, Hull's Waterfront Tracts, according to the plat thereof recorded in Volume 7 of plats on page 33, records of Skagit County, Washington, and lying north of the westerly extension of the north line of Lot 11 of said plat.

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.



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.

FILED
DEC 23 PM 3:55
CLERK OF SUPERIOR COURT
WHATCOM COUNTY
WASHINGTON

UNOFFICIAL

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

IN THE MATTER OF THE ESTATE OF

ELIZABETH ANN REECE
Deceased.

No. **14-4-00541-9**

LETTERS TESTAMENTARY

WHEREAS, the last Will of **ELIZABETH ANN REECE**, deceased, was on the 23RD day of DECEMBER 2014 duly exhibited, proven, and recorded in our said Superior Court.

AND WHEREAS, it appears that **DOUGLAS E REECE and BRADLEY F REECE**, has been named Executors in and by said will;

NOW, THEREFORE, know all men by these presents, that we do hereby appoint and authorize **DOUGLAS E REECE and BRADLEY F REECE**, Executors, to execute said Will according to law.

WITNESS **David M. Thorn**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 23RD day of DECEMBER 2014.

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington
By *Beth Hansen*, Deputy Clerk

CERTIFICATE

STATE OF WASHINGTON]
COUNTY OF WHATCOM] ss.

I, **DAVID L. REYNOLDS**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the day of 23RD DECEMBER 2014 duly entered of record.

I further certify that said Letters are now in full force and effect.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 23rd day of *December*, 20 *14*.

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington
By *Beth Hansen*, Deputy Clerk