



201705150109

Skagit County Auditor

\$76.00

5/15/2017 Page

1 of

4 11:12AM

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Laura Minton Breckenridge
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

THIS SPACE RESERVED FOR RECORDER'S USE

QUIT CLAIM DEED

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantors: Gregory D. Johnson and Mary Johnson, husband and wife

Grantees: Deann L. Johnson and The Estate of Curtis E. Johnson, Deceased

Reference Number of Documents Assigned or Released: N/A

Grantor's Property Abbreviated Legal Description: (50.7800ac) OPEN SPACE #150 #752240 1973-TRF#849009: DR 15: DK 1: TAX 2A: A TR IN LOTS 7 & 8 SEC 29 AS FOL BEG AT A PT ON RIGHT BANK OF SLO SD PT BEING N 69-57 W 1781.95 FEET FROM SE COR OF SEC TH ALG N'LY & E'LY BANK OF SLO W'LY & N'LY TO A JUNC WITH P

Complete Legal Description set forth in Exhibit A

Grantors' Assessor's XrefID/Parcel/ Number: 340329-0-011-0001/P22893

QUIT CLAIM DEED

THE GRANTORS, Greg D. Johnson and Mary Johnson, husband and wife, for and in consideration of clearing title, convey and quit claim to the Grantees, The Estate of Curtis E. Johnson, Deceased and Deann L. Johnson, as tenants in common, all of Grantors' right, title, and interest in and to the real property, the legal description of which is set forth in the attached **Exhibit A**, which by this reference is incorporated herein, together with all after acquired title of the Grantors therein.

Also, attached and incorporated herein is **Exhibit B**, the Right to Manage Natural Resource Lands Disclosure.

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED this 3rd day of May, 2017.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172087
MAY 15 2017

Amount Paid \$ 0
Skagit Co. Treasurer
By HB Deputy

GRANTORS:

Gregory D. Johnson
Gregory D. Johnson, a married man
on behalf of himself and on behalf of
the marital community

Mary Johnson
Mary Johnson, a married woman on
behalf of herself and on behalf of the
marital community

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 3rd day of May, 2017 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Gregory D. Johnson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person executed the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Kathryn L. Sutton
Printed Name: KATHRYN L. SUTTON
NOTARY PUBLIC in and for the State of
Washington Residing at Skagit County
My commission expires 5-9-18

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 3rd day of May, 2017 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mary Johnson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person executed the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Kathryn L. Sutton
Printed Name: Kathryn L. Sutton
NOTARY PUBLIC in and for the State of
Washington Residing at Skagit County
My commission expires 5-9-18

EXHIBIT A

LEGAL DESCRIPTION

OPEN SPACE #150 #752240 1973-TRF#849009: DR 15: DK 1: TAX 2A: PORTION OF LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL16-0341, RECORDED UNDER AF#201612210009, DESCRIBED AS FOLLOWS: A TR IN LOTS 7 & 8 SEC 29 AS FOL BEG AT A PT ON RIGHT BANK OF SLO SD PT BEING N 69-57 W 1781.95 FEET FROM SE COR OF SEC TH ALG N'LY & E'LY BANK OF SLO W'LY & N'LY TO A JUNC WITH PORTER SLO TH ALG E'LY & S' LY BANK OF PORTER SLO TO A PT WHICH BEARS N 72-40 W 1563.10 FEET FROM E 1/4 COR OF SEC 29 TH S 22-12-35 W 1593.26 FEET TH S 57-32 E 547.23 FEET TH S 5-27-41 W 284.68 FEET TH S 84-32-19 E 30 FEET TH S 5-27-41 W 435FT TPB EXCEPT FOLLOWING DESCRIBED TRACT: PORTION GOVERNMENT LOT 7 BEGINNING ON THE RIGHT BANK OF SULLIVAN SLOUGH SAID POINT BEING NORTH 69-57 W 1781.95FT FR SE C SEC 29 TH N 5-27-41 E 226FT TPB TH N 84-32-19 W 435.6FT TH N 5-27-41 E 100 FT TH S 84-32-19 E 435.6FT TH S 5-27-41 W 100FT TPB ALSO INCLUDES THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT ON THE RIGHT BANK OF SULLIVAN SLOUGH IN SECTION 29, SAID POINT BEARING NORTH 69-57 WEST AND DISTANT 1,781.95 FEET FROM THE SOUTHEAST CORNER OF SECTION 29; THENCE NORTH 5-27-41 EAST, 284.68 FEET; MORE OR LESS TO THE CENTER OF AN UNNAMED SLOUGH; THENCE EASTERLY ALONG SAID SLOUGH TO ITS CONFLUENCE WITH JOHNSON SWANSON SLOUGH; THENCE SOUTHWESTERLY ALONG THE THREAD OF JOHNSON SWANSON SLOUGH TO IT'S INTERSECTION WITH SULLIVAN SLOUGH THENCE WESTERLY ALONG THE RIGHT BANK OF SULLIVAN SLOUGH TO A POINT OF BEGINNING. EXCEPT THAT PORTION OF GOVERNMENT LOT 7, SECTION 29, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE RIGHT BANK OF SULLIVAN'S SLOUGH IN SECTION 29, SAID POINT BEARING NORTH 69-57 WEST AND DISTANT 1,781.95 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 05-27-41 EAST 435 FEET; THENCE NORTH 84-32-19 WEST 30 FEET; THENCE NORTH 05-27-41 EAST 284.68 FEET; THENCE NORTH 57-32 WEST 547.23 FEET; THENCE NORTH 22-12-35 EAST 725.09 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE CONTINUING NORTH 22-12-35 EAST 868.17 FEET, MORE OR LESS, TO SOUTHERLY BANK OF PORTER SLOUGH; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY BANK OF PORTER SLOUGH TO A POINT WHICH BEARS NORTH 0-08-02 WEST 606.88 FEET, MORE OR LESS, FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 0-08-02 EAST ALONG A LINE PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 606.88 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXHIBIT B
DISCLOSURE



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.