



201709010103

Skagit County Auditor

\$151.00

9/1/2017 Page

1 of

4 3:44PM

**AFTER RECORDING MAIL TO:**

Steven Arthur Elliott  
14320 12<sup>th</sup> Ave NE #308M  
Seattle, WA 98125

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017 4184  
SEP 01 2017

Amount Paid \$0  
Skagit Co. Treasurer  
By *WMA* Deputy

**QUIT CLAIM DEED**

**AND**

**DEED RESTRICTION**

**Grantor(s): Gordon E. Elliott, an unmarried individual**

**Grantee(s): Steven Arthur Elliott, an unmarried individual**

**Abbreviated Legal: (20.0000 ac) CF-75: W 3/4 SE1/4 NE1/4 EXC S1/3 THOF CF-75  
W 3/4 SE1/4 NE1/4 EXC S1/3 THOF**

**THE GRANTOR, Gordon E. Elliott, an unmarried individual, for and in consideration of love and affection, in hand, conveys and quit claims to GRANTEE, Steven Arthur Elliott, an unmarried individual, all of his interest in the following in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor(s) therein:**

**THE NORTH TWO THIRDS (2/3) OF THE FOLLOWING DESCRIBED PARCEL:**

**THE WEST THREE QUARTERS (3/4), OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AS MEASURED ALONG THE NORTH AND SOUTH BOUNDARIES THEREOF, OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN.**

**TOGETHER WITH A PERMANENT NON-EXCLUSIVE EASEMENT FOR PURPOSES OF ACCESS, INCLUDING WITHOUT LIMITATION, TIMBER REMOVAL, SILVICULTURAL AND ALL OTHER RELATED ACTIVITIES, UPON, OVER AND ACROSS A STRIP OF LAND LYING TWENTY (20) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SIDELINES TO BE SHORTENED OR LENGENTHED SO AS TO TERMINATE AT PROPERTY LINES:**

**BEGINNING AT THE WEST EXTERIOR QUARTER CORNER OF SECTION 2, TOWNSHIP 33 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, THENCE**

EASTERLY ALONG THE EAST WEST CENTERLINE OF SAID SECTION 2, TO A POINT TWENTY (20) FEET WESTERLY OF THE SOUTHEAST CORNER OF THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 2 AND THE TRUE POINT OF BEGINNING; THENCE NORTHERLY, PARALLEL TO THE EAST BOUNDARY OF SAID WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼), A DISTANCE OF 324 FEET; THENCE NORTH 17° 45' WEST, 43.4 FEET; THENCE NORTH 57° 30' WEST, 43.0 FEET; THENCE NORTH 74° 22' WEST, 583.5 FEET; THENCE NORTH 83° 29' WEST, 48.5 FEET TO A POINT ON TANGENT; THENCE NORTH 83° 29' WEST, A DISTANCE OF 331.4 FEET, MORE OR LESS TO THE WEST BOUNDARY OF THE EAST ONE-HALF (E ½) OF THE EAST ONE-HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: P90546

**DEED RESTRICTION**

NOW THEREFOR, Grantee, Steven Arthur Elliott, an unmarried individual hereby binds himself, his successors and assigns to the Property to the following restrictions identified herein:

1. It is Grantor's intent to place the Deed Restriction herein on the Property.
2. The Property shall remain undisturbed and in its current undeveloped condition in its current undeveloped condition.
3. No trees shall be cut or taken down from the Property unless any tree is certified as diseased or presents a danger to the public.
4. Grantor is aware that this Deed Restriction may limit future use and the value of the Property.
5. There shall be no building of any structures of any nature whatsoever on the Property.
6. This Deed Restriction shall remain in full force and effect for a period of ten (10) years from the execution hereof and shall then automatically terminate by its terms.
7. In the event any future owner of any of the Property violates the restrictions herein, the ownership of the Property shall automatically revert to the Grantor or Grantor's successor in interest.

8. In any action or matter commenced to enforce this Deed Restriction, the prevailing party shall be entitled to reasonable attorneys' fees and costs.
9. This Deed Restriction shall run with the land.

### **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.

Dated this 21<sup>st</sup> day of August, 2017

GRANTOR:

GRANTEE:

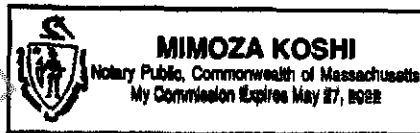
Gordon E. Elliott  
Gordon E. Elliott

Steven Arthur Elliott  
Steven Arthur Elliott

State of Massachusetts)  
County of Worcester

I certify that I know or have satisfactory evidence that **GORDON E. ELLIOTT** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 21<sup>st</sup> day of August, 2017



Mimoza Koshi  
Print Name: MIMOZA KOSHI  
Notary Public in and for the state of Massachusetts  
Residing at: WORCESTER (City)  
My appointment expires: 05.27.2022

State of Washington )  
County of Snohomish

I certify that I know or have satisfactory evidence that **STEVEN ARTHUR ELLIOTT** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 29th day of August, 2017

Michelle Straub  
Print Name: Michelle Straub  
Notary Public in and for the state of Washington  
Residing at: Sattie (City)  
My appointment expires: 11-9-2020

