



201709140024

Skagit County Auditor
9/14/2017 Page

1 of 3 10:26AM
\$76.00

Return to:
Adaptive Law Firm PS
904 South Third Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174333
SEP 14 2017

Amount Paid \$
Skagit Co. Treasurer:
By *RAM* Deputy

QUITCLAIM DEED

For nominal consideration, the receipt of which is acknowledged, Edward A. Cahill, Jr. ("Grantor"), conveys, releases and quitclaims unto Edward A. Cahill, Jr., Trustee of the Edward A. Cahill, Jr. Living Trust dated March 2, 2017, and any amendments thereto ("Grantee"), all of Grantor's rights, title and interest in the following described real property located in Skagit County, state of Washington, together with all after acquired title of the Grantors:

SEE ATTACHED EXHIBIT A FOR FULL LEGAL DESCRIPTION.

Abbreviated legal: O/S#295 AF#751091 1973 DK25 DR25 THE E1/2 OF THE SW1/4 OF THE NW1/4 EXCEPT THE COUNTY ROAD ALONG THE SOUTH LINE THEREOF KNOWN AS TRUEMAN LOOP ROAD. ALSO THE W1/2 OF THE SE1/4 NE1/4. TOGETHER WITH A STRIP OF LAND ON THE EAST SIDE OF SAID W1/2 BEING 8 FOOT 3 INCHES IN WIDTH, EAST AND WEST AND 80 RODS LONG, NORTH AND SOUTH, EXCEPT THE COUNTY ROAD ALONG THE SOUTH LINE THEREOF KNOWN AS TRUEMAN LOOP ROAD.

Tax Parcel Number(s): P116190 / 350316-2-005-0200

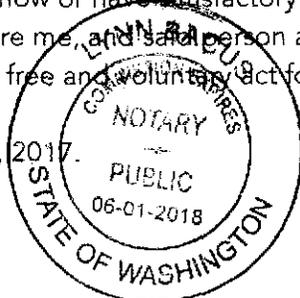
Dated this 6th day of July, 2017.

E. Cahill, Jr.
Edward A. Cahill, Jr.

STATE OF WASHINGTON)
) :ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Edward A. Cahill, Jr. is the person who appeared before me, and said person acknowledged that he signed this instrument, and that he signed it as his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: July 6, 2017.



Shawn Davis
Notary Public for the State of Washington
My commission expires: 6/1/2018

EXHIBIT 'A'

Description:

The East Half of the Southwest Quarter of the Northwest Quarter of Section 16,
Township 35 North, Range 3 East of the Willamette Meridian;

EXCEPT the County road along the South line thereof known as Trueman Loop Road;

ALSO the West Half of the Southeast Quarter of the Northwest Quarter of Section 16,
Township 35 North, Range 3 East of the Willamette Meridian;

TOGETHER WITH a strip of land on the East side of said West Half being 8'3" wide,
East and West and 80 rods long, North and South;

EXCEPT the County road along the South line thereof known as Trueman Loop Road.

Situated in Skagit County, Washington

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as described below:

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Buyer: Acting Trustee of the Ed Cahill Living Trust dated March 2, 2017

Seller: Edward A. Cahill, Jr.

Property: P116190

Legal Description of Property:

See attached Exhibit A for legal description

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.48, which states:

If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES.

Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with the County Auditor's office in conjunction with the deed conveying the Property.

Acting Trustee of the Ed Cahill Living Trust dated March 2, 2017
Buyer _____ Date _____

Edward A. Cahill, Jr.
Seller _____ Date 6/29/2017

Buyer

Date

Seller

Date