

FILED FOR RECORD AT REQUEST OF
AND RETURN ORIGINAL TO:



201807110020

07/11/2018 09:48 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

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Quitclaim Deed

GRANTOR(S):

1. MERNA MARIE DUPPENTHALER

GRANTEE(S):

1. CHRISTINE L. HART

ABBREV. LEGAL DESCRIPTION:

Lot 32; Block D, *Cape Horn on the Skagit*
Full legal is found beginning on first page.

ASSESSOR'S PARCEL NUMBER(S):

1. APN= P62995; XrefID=3868-004-032-009

REFERENCED DOCUMENT(S):

1. Community Property Agreement AF#201606210019
Reference is on Page 2
2. Community Property Agreement AF#201607060046
Reference is beginning on Page 2
3. Notice of Succession AF#201607220009
Reference is on Page 3

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183014
JUL 11 2018
Amount Paid \$0
Skagit Co. Treasurer
By *HB* Deputy

The Grantor, MERNA MARIE DUPPENTHALER, an unmarried individual, as a gift and not for consideration of monetary value, conveys and quitclaims to CHRISTINE L. HART, an unmarried individual, all her interest in and to that certain described real estate, situated at XXXX Center Street, Concrete, Skagit County, Washington, carried as Skagit County Parcel No. P62995 and XrefID 3868-004-032-009, and legally described as follows:

Lot 32, Block D, Plat of *Cape Horn on the Skagit*, as recorded in Vol. 8, Pages 92 to 97 inclusive of Plats, records of Skagit County, Washington.

SUBJECT TO AND TOGETHER WITH the Skagit County Right to Farm Ordinance, which requires the following Statement:

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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 non-forestry 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.

As appears by Notice of Succession recorded July 22, 2016, under Skagit County Auditor's File No. 201607220009 and referencing that Community Property Agreement recorded July

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6, 2016, under Skagit County Auditor's File No. 201607060046, and that Community Property Agreement recorded June 21, 2016, under Skagit County Auditor's File No. 201606210019, Grantor, the widow of Burdine "Bud" R. Duppenthaler, makes and issues this Quitclaim deed as sole owner of the Subject Property.

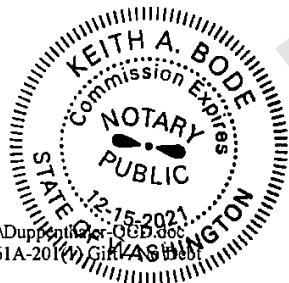
Dated and Signed this 4th day of ^{June}~~May~~, 2018



MERNA MARIE DUPPENTHALER

State of Washington }
County of Whatcom } ss.

I certify that I know or have satisfactory evidence that MERNA MARIE DUPPENTHALER are the persons who appeared before me, acknowledged to me that they signed this instrument, and acknowledged it to be their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 4 day of June, 2018.




Notary Public in and for the State of
Washington, residing at Lynden
My commission expires: 12/15/2021