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Skagit County Auditor

File for record and return to:
Stiles Law Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Exempt
SEP 05 2019

Amount Paid \$
Skagit Co. Treasurer
By *81* Deputy

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Mitchell R. Lindquist

GRANTEES: James Meyers

ADDRESS: 20521 State Route 9, Mount Vernon, WA 98273

PARCEL NUMBERS: P105933 / 330517-3-005-0105
P18095 / 330517-0-002-0112

SUBJECT TO: Easements, restrictions and reservations of record
NW 1/4 SW 1/4 17-33-5

GRANTOR. The Grantor is Mitchell R. Lindquist, whose mailing address is 20521 State Route 9, Mount Vernon, WA 98274.

LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is situated in the County of Skagit, State of Washington, and it is legally described as follows:

Those certain premises conveyed to School District No. 67 at Ehrlich, Skagit County, by deed dated July 7, 1914, filed July 20, 1914, as File No. 103540 and recorded in Volume 97 of deeds at page 272, located in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., and described in said deed as follows:

Beginning at the intersection of the West line of the Theiler County Road and the center of the creek near the A.W. Fox Mill;
thence in a Southwesterly direction along the West line of the County road 14 rods to the true point of beginning;
thence due West by magnetic needle without variation to the right-of-way of the Northern Pacific Railroad 27 rods;
thence Northerly along said right-of-way 43 rods;
thence Southerly to said County road to a point marked "SE corner";
thence Southwesterly along the county road to the point of beginning;

EXCEPT that portion described as follows:

That portion of a tract conveyed to Kenneth Lindquist and Evelyn Lindquist by deeds recorded June 2, 1975, under Auditor's File No. 818239 and August 24, 1978, under Auditor's File No. 886224, lying Northerly and Easterly of the following described line:

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ (West $\frac{1}{4}$ corner of said Section 17);
thence North $89^{\circ}23'42''$ East 622.16 feet along the North line of said subdivision to the Easterly right-of-way margin of State Highway 9, as the same is shown on that certain Short Plat No. 36-80, recorded in Volume 4 of Short Plats, page 95, records of Skagit County, Washington;
thence South $3^{\circ}26'00''$ East 110.47 feet along said Easterly right-of-way margin of State Highway 9 to a point of curvature;
thence along the arc of said curve to the right having a radius of 1,195.92 feet, through a central angle of $5^{\circ}02'14''$, an arc distance of 105.14 feet to the true point of beginning of side line description;
thence along the remains of an old fence, or fence line projected, as follows:
South $46^{\circ}58'56''$ East 642.27 feet;
thence South $30^{\circ}34'44''$ West 238.45 feet;
thence South $24^{\circ}31'50''$ East 79.68 feet, more or less, to the Northerly margin of the Northern Pacific Railway Company right-of-way as relocated by decree entered on June 13, 1913, in Superior Court for Skagit County, Cause No. 6944 and the terminus of said line.

Situate in the County of Skagit, State of Washington.

PRIMARY BENEFICIARY. The Grantor, Mitchell R. Lindquist, designates James Meyers as the primary beneficiary.

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiary set forth above. Before the Grantor's death, the Grantor retains the right to revoke this deed.

REAL ESTATE EXCISE TAX EXEMPTION. The recording of this Revocable Transfer on Death Deed is not a "sale" as defined in RCW 82.45.010(1) and is therefore not subject to real estate excise tax. The transfer that will occur under this Revocable Transfer on Death Deed at the time of the Grantor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED This 30 day of August, 2019.

Mitchell R. Lindquist
Mitchell R. Lindquist

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me **Mitchell R. Lindquist**, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 30 day of August, 2019.



Sarah A. Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at
Arlington, WA
Commission Expires: 10-26-22



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.

EXHIBIT A