



201909240022

09/24/2019 09:34 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

After recording mail to:

Stiles Law Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 .4132

SEP 24 2019

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

Grantor(s): Derek Cagle, Personal Representative of the Estate of James Candler Cagle
Grantee(s): Derek Cagle

Address: 31006 State Route 20, Lyman, WA 98263
Legal: W LINE OF SECTION 17, 516 FEET N OF SW CORNER
Tax Parcel #: 350617-0-150-0002/ P41491

Address: vacant land
Legal: W 200FT OF PTN N1/2 NW1/4 NW1/4 LY S OF R/W LI ST HWY#20
Tax Parcel #: 350617-0-007-0007 / P41323

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, Derek Cagle, is the duly appointed, qualified and acting personal representative of the Estate of James Candler Cagle, deceased.
2. **ESTATE.** James Candler Cagle died on October 30, 2018. On August 13, 2019 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 19-4-00274-29.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on August 13, 2019 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of James Candler Cagle was interest in the real property described as follows:

(a) That portion of the Northwest Quarter of the Northwest Quarter of Section Seventeen, Township 35 North, Range 6 East, W.M., described as follows: Beginning at a point 518 feet North of the Southwest corner of the Northwest Quarter of the Northwest Quarter of said section; thence East 200 feet, thence North 142 feet to the South line of Northwest Quarter of the Northwest Quarter of the Northwest Quarter, said section; thence West to the West line of the Northwest Quarter of the Northwest Quarter of said section; thence South to the place of beginning.

(b) The West 200 feet of that portion of the North Half of the Northwest Quarter of the Northwest Quarter of section 17, Township 35 North, Range 6 East, W.M., lying South of the South right of way line of State Highway No. 20, as it now exists.


TOGETHER with a permanent easement for the installation, maintenance, and repair of a water line from the Town of Lyman water line situated on the west side of Lyman Avenue, on, over and across the Southerly edge of the North 6 feet of the South 30 feet of Lot 3, Block 1, "Shea's Home Addition to the Town of Lyman, Skagit County, Washington", according to the recorded plat thereof in the office of the Auditor of Skagit County in Volume 3 of Plats, Page 80; provided that the said water line shall be buried to a depth of at least 20 inches.

AND TOGETHER with and except per AF#9612230067.

5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to Derek Cagle the above described property, together with all after acquired title of the grantor therein.

6. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

Dated: September 23, 2019.


Derek Cagle
Personal Representative of the Estate of
James Candler Cagle, deceased, and not in
his individual capacity

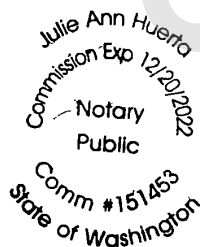
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 23 day of September, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Derek Cagle, to me known to be the individual who signed as Personal Representative of the Estate of James Candler Cagle, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Julie Ann Huerta
NOTARY PUBLIC in and for the
State of Washington
residing at: Sedro Woolley
My appointment expires: 12-20-22



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

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**
Skagit County Clerk
Skagit County, WA
08/14/19

Estate of JAMES CANDLER CAGLE:	No. 19-4-00274-29
	LETTERS TESTAMENTARY

I. BASIS

1.1 The last will of JAMES CANDLER CAGLE late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on August 13, 2019.

1.2 In that will DEREK CAGLE is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT DEREK CAGLE is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 14th day of August, 2019.

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Linda Petrzelka, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on August 13, 2019.

I further certify that these letters are now in full force and effect.

DATED: August 14, 2019

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

