

File for record and return to:

Stiles Law Inc., P.S.  
P. O. Box 228  
Sedro-Woolley, WA 98284

<b>Real Estate Excise Tax</b>	
<b>Exempt</b>	
<b>Skagit County Treasurer</b>	
By	<u>BT</u>
Date	<u>3-27-20</u>

### REVOCABLE TRANSFER ON DEATH DEED

GRANTOR:	Bill L. Fleenor and Joy A. Fleenor, husband and wife
GRANTEE:	1) Survivor of Grantors 2) Elyse A. Fleenor
ADDRESS:	43951 Eagle View Court, Concrete, WA 98237
PARCEL NUMBER:	P104374 / 4614-000-086-0005 P108413 / 4660-000-004-0100
ABBREVIATED LEGAL:	WILDERNESS VILLAGE DIV 3, LOT 86 NE 08-35-08 PTN LOT 4, PLAT OF EAGLE HILL SE 08-35-08
SUBJECT TO:	Easements, restrictions and reservations of record

**GRANTOR.** The Grantors are Bill L. Fleenor and Joy A. Fleenor, whose mailing address is P.O. Box 102, Sedro Woolley, WA 98284.

**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:

**PARCEL A:**

Lot 86, VALLEYS WEST-WILDERNESS VILLAGE DIVISION NO. 3, according to the plat thereof recorded in Volume 15 of Plats, page 116, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of Lot 4, PLAT OF EAGLE HILL, according to the plat thereof recorded in Volume 16, pages 67 and 68, records of Skagit County, Washington, lying North of the following described line:

Beginning at the Southeast corner of the Plat of Valleys West Wilderness Village, Division No. 3, according to the plat thereof recorded in Volume 15 of Plats, page 116, records of Skagit County, Washington; thence South 89°28'13" East along the Easterly projection of the South line of said plat a distance of 100 feet; thence North 70°00'00" East to the Skagit River and the terminus of said line, and lying Southerly of the North line of Tract 86 of said plat, and said North line projected Easterly;

EXCEPT that portion of the above described parcel lying Southerly of the South line of Lot 86 of said Plat of Valleys West Wilderness Village, Division No. 3, projected Easterly.

Situated in Skagit County, Washington.

**PRIMARY BENEFICIARY.** The Grantors, Bill L. Fleenor and Joy A. Fleenor, husband and wife, designate the survivor of Bill L. Fleenor and Joy A. Fleenor (the Surviving Grantor) as the primary beneficiary.

**ALTERNATE BENEFICIARY.** Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiary:

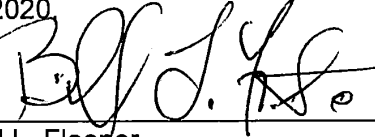
Elyse A. Fleenor

**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 beneficiaries set forth above. Before the Grantor's death, the Grantor retains the right to revoke this deed.

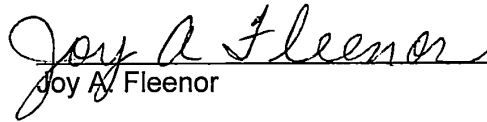
**REAL ESTATE EXCISE TAX EXEMPTION.** Recording this Revocable Transfer on Death Deed is not a "sale" as defined in RCW 82.45.010(1) and is therefore not subject

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 under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 25<sup>th</sup> day of March, 2020



Bill L. Fleenor

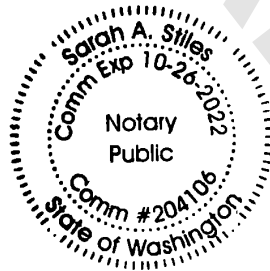


Joy A. Fleenor

STATE OF WASHINGTON ) ss:  
COUNTY OF SKAGIT )

On this day personally appeared before me **Bill L. Fleenor** and **Joy A. Fleenor**, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on this 25<sup>th</sup> day of March, 2020



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