



202010290065

10/29/2020 11:40 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

20204442  
OCT 29 2020

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

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Grantor(s): Lee Lahrmann, Personal Representative of the  
Estate of Carter David Lahrmann  
Grantee(s): Lee Lahrmann, as Trustee of The Lahrmann Family Trust  
Assessor's Tax Parcel #: P16787 / 330418-0-035-0006  
P23727 / 340406-0-103-0006  
P38583 / 350506-4-010-0107

**PERSONAL REPRESENTATIVE'S DEED**

1. **GRANTOR.** The undersigned Grantor, Lee Lahrmann, is the duly appointed, qualified and acting personal representative of the Estate of Carter David Lahrmann, deceased.
2. **ESTATE.** Carter David Lahrmann died on February 12, 2020. On March 4, 2020 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. 20-4-00083-29.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on March 4, 2020 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 Carter David Lahrmann was interest in the real property described as follows:  
  
SEE EXHIBIT B ATTACHED FOR LEGAL DESCRIPTION
5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to Lee Lahrmann, as Trustee of The Lahrmann Family Trust 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.

Lee Rohmann

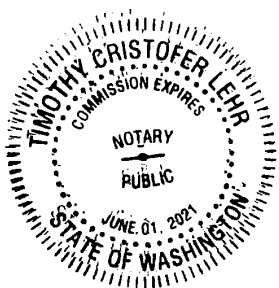
Personal Representative of the Estate of  
Carter David Lahrmann, deceased, and not in  
his individual capacity

COUNTY OF SKAGIT

SS.

On this 27 day of October, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lee Lahrmann, to me known to be the individual who signed as Personal Representative of the Estate of Carter David Lahrmann, 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.



residing at: Sedro-Woolley, WA  
My appointment expires: 6/01/2021



## 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

**EXHIBIT B**

**20986 Broadway Street, Mount Vernon, WA 98273**  
**P16787 / 330418-0-035-0006**

THAT PORTION OF SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 261.61 FEET EAST AND 305 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST AT RIGHT ANGLES 100 FEET; THENCE SOUTH AT RIGHT ANGLES 175 FEET; THENCE WEST 100 FEET; THENCE NORTH 175 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**18438 Andis Road, Burlington, WA 98233**  
**P23727 / 340406-0-103-0006**

A TRACT OF LAND IN THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST OF WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE COUNTY ROAD 20 FEET SOUTH AND 7.15 FEET WEST OF THE CENTERLINE OF SAID SECTION, SAID POINT BEING ON THE NORTH END OF A NORTH AND SOUTH FENCE LINE AS IT EXISTED ON SEPTEMBER 6, 1955; THENCE SOUTH 0°09'15" EAST ALONG SAID FENCE LINE 181.02 FEET; THENCE NORTH 88°34'40" WEST 94.34 FEET; THENCE NORTH 0°09'45" WEST 180.5 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE SOUTH 88°53' EAST 94.54 FEET TO THE POINT OF BEGINNING.

**Vacant land, Burlington, WA 98233**  
**P38583 / 350506-4-010-0107**

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 5 EAST OF WILLAMETTE MERIDIAN EXCEPT THE WEST 45.20 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 5 EAST OF WILLAMETTE MERIDIAN, AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 CONVEYED BY QUIT CLAIM DEED TO FRED LAHRMANN FOR A BOUNDARY ADJUSTMENT AND RECORDED MAY 20, 1996, UNDER AUDITOR'S FILE NO. 9605200135.

20-4-00083-29  
LRTS 8  
Letters Testamentary  
7832073



SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
03/04/2020

|                                             |                                               |
|---------------------------------------------|-----------------------------------------------|
| <b>Estate of CARTER DAVID<br/>LAHRMANN:</b> | No. 20-4-00083-29<br><br>LETTERS TESTAMENTARY |
|---------------------------------------------|-----------------------------------------------|

**I. BASIS**

- 1.1 The last will of CARTER DAVID LAHRMANN late of SKAGT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 04, 2020.
- 1.2 In that will LEE LAHRMANN is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED 03/04/2020.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Kristen Denton, Deputy Clerk

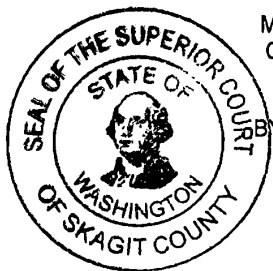
**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY 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 March 04, 2020.

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

DATED: **OCT 28 2020**



MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY *Meredith E. Davis*  
Deputy Clerk