

202012160116

12/16/2020 09:02 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

Filed for Record at request of
and return to:

STILES LAW INC., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20205342
DEC 15 2020

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

Grantor: Vivian Thomas, surviving spouse and sole heir of the estate of Kenneth F. Thomas
Grantee: Vivian Thomas
Tax Parcel # 350420-0-011-0008 / P36952; 350420-3-004-0100 / P36977;
350420-0-012-0007 / P36953
Legal: PTN OF SW ¼ SW ¼, 20-35-4 E W.M.

QUIT CLAIM DEED

The Grantor, Vivian Thomas, as the surviving spouse of Kenneth F. Thomas and sole heir of the Estate of Kenneth F. Thomas, in accordance with the Affidavit Re: Community Property Agreement recorded on 12-16-2020 under Auditor's File # 202012160115 conveys and quit claims to Vivian Thomas, as her separate property, in accordance with the attached Affidavit of Surviving Spouse, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

350420-0-011-0008/P36952; 350420-0-012-0007/P36953

PARCEL A:

A PORTION OF THE Southwest ¼ of the Southwest ¼ of Section 20,
Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the West ¼ corner of said Section 20;
thence South 00°23'30" East along the West line of said Section 20, a
distance of 2,109.10 feet to the true point of beginning;
thence South 89°59'00" East along the existing fence line, a distance of
297.40 feet;
thence South 02°58'00" East along the existing fence line, a distance of
60.00 feet;
thence South 87°02'00" West, a distance of 116.00 feet;

thence South 02°58'00" East, a distance of 135.00 feet, more or less, to the North boundary of the Olympia Marsh Ditch right-of-way;
thence West along said ditch right-of-way, a distance of 189.00 feet, more or less, to the West line of said Section 20;
thence North 00°23'30" West along the West line of said Section 20, a distance of 196.70 feet, more or less, to the true point of beginning.

EXCEPT County Road along the West line thereof.

PARCEL B:

THAT PORTION OF THE Southwest ¼ of the Southwest ¼ of Section 20, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said Section which is South 00°23'30" East a distance of 2109.15 feet from the West ¼ corner;
thence South 89°59'00" East along a fence a distance of 297.40 feet;
thence North 00°23'30" West a distance of 321.6 feet;
thence North 89°59'00" West a distance of 297.40 feet more or less to a point on the West line of said Section which is 321.6 feet North of the point of Beginning;
thence South 00°23'30" East along said Section line a distance of 321.6 feet to the point of beginning.

EXCEPT County Road along the West line thereof.

Situate in the County of Skagit, State of Washington.

350420-3-004-0100/P36977

A portion of the Southwest ¼ of the southwest ¼ of the Southwest ¼ of Section 20, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the West quarter corner of said Section 20; thence South 0 deg. 23' 30" East along the West line of said Section 20, a distance of 2109.15 feet; thence South 89 deg. 59' East along the existing fence line a distance of 297.40 feet; thence South 2 deg. 58' East along the existing fence line a distance of 60.00 feet to the true point of beginning; thence South 87 deg. 02' West a distance of 116.00 feet; thence South 2 deg. 58' East a distance of 135 feet, more or less to the North boundary of the "Olympia Marsh Ditch" right of way; thence East along said ditch right of way a distance of 116 feet, more or less, to a point which lies South 2 deg. 58' East from the true point of beginning; thence North 2 deg. 58' West, a distance of 135 feet, more or less, to the true point of beginning.

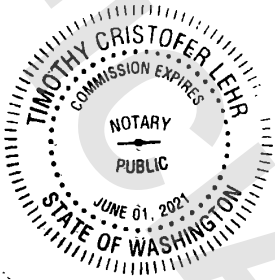
DATED: 12-10-2020

Vivian L Thomas
Vivian Thomas, Grantor

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

On this day personally appeared before me **Vivian Thomas**, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 10th day of December, 2020



[Signature]
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro-Woolley, WA
Commission Expires: 6/01/2021

UNRECORDED ORIGINAL DOCUMENT



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