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12/21/2020 11:31 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

After Recording Mail To:
Peter A. Gilbert
Gilbert & Gilbert Lawyers, Inc.
314 Pine St., Ste 211
Mount Vernon, WA 98273

2020-5432
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 21 2020

QUIT CLAIM DEED

Assessor's Tax Parcel No.: P46962

Abbreviated Legal: Tax 1AAAb: That Ptn of Gov Lot 2 in Sec 25, T36N, R2E., WM lying within the following description: Beg at the meander corner common to Secs 25 and 26 in said Twnshp and Rng; Thence Ely along the meander line 349.9 ft; Thence S 33 ft to the true pt of beg; thence W 66 ft; thence S 60 ft; thence E 66 ft; thence N to the pt of beg. Except that portion of the premises, if any, lying E of the Ely line of those premises conveyed to Robert Earl Green, et ux, by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Vol 193 of Deeds, pg 458, records of Skagit Co. WA, Together with a 1/16 int in the E 219.2 ft of the 2nd class tidelands and in the roadway to the beach

THE GRANTOR, ANGELA K. WATSON, (also shown of record as ANGELA WATSON) residing at 17423 Olympic Place, Mount Vernon, Washington 98274, for no monetary consideration, conveys, and quit claims to MARSALA LLC, all Grantor's interest and any after acquired right, title, and interest in and to real property, legally described as follows:

See SCHEDULE "A" (pages 2 through 4) attached hereto and incorporated herein by this reference as if fully set forth.

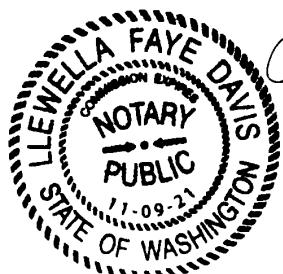
DATED this 1st day of December 2020.

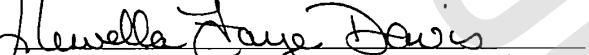

ANGELA K. WATSON

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know, or have satisfactory evidence, that ANGELA K. WATSON is the person 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 1st day of December, 2020.




NOTARY PUBLIC in and for the State of Washington
Residing at Mount Vernon

My commission expires: 11-09-21

SCHEDULE A

Property Address: 4811 Heron Beach Lane, Bow, Washington 98232

Property Description:

PARCEL A:

That portion of Government Lot 2 in Section 25, Township 36 North, Range 2 East, W.M., lying within the following description:

Beginning at the meander corner common to Sections 25 and 26 in said Township and Range; thence Easterly along the meander line 349.8 feet; thence South 33 feet to the true point of beginning; thence West 66 feet; thence South 60 feet; thence East 66 feet; thence North to the point of beginning,

EXCEPT that portion of said premises, if any, lying East of the Easterly line of those premises conveyed to Robert Earl Green, et ux, by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL B:

TOGETHER WITH a non-exclusive easement for ingress and egress over an existing roadway as it lies on the ground consisting of a strip of land approximately 10 feet in width lying West of and adjoining the Easterly line of those premises in Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., conveyed to Robert Earl Green by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458, as said easement was confirmed by Decree entered in Superior Court for Skagit County Probate Cause No. 9859 on September 13, 1962, extending Southerly from the South line of the premises above described to the Northerly line of the County road.

Situate in the County of Skagit, State of Washington.

UNO
PARCEL C:

An undivided 1/16th interest in an irregular shaped roadway described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence Easterly along the meander line 219.05 feet;
thence South 33.56 feet to the true point of beginning;
thence South 430 feet, more or less, to the County road;
thence West 20 feet;
thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961, and recorded August 26, 1963, under Auditor's File No. 640052;
thence West 10.78 feet;
thence North 50 feet;
thence East 30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL D:

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meander corner on the West Section line of said Section; thence North 88°07'33" East along the meander line, 219.05 feet;
thence South 0°02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 76775, said point being the true point of beginning;
thence North 89°58' West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H. Billeter, husband and wife, by instrument recorded July 26, 1967, under Auditor's File No. 702409;
thence South along said East line, 79.20 feet, more or less, to the Southeast corner of said Billeter Tract;
thence West along the South line of said Billeter tract 15 feet;
thence South 0°02' West 180 feet, more or less, to the North line of the existing public road commonly referred to as the Blue Heron Road;
thence North 86°27'50" East along the North line of said road, 40 feet, more or less, to a point which lies South 86°27'50" West, 121.72 feet from the East line of that certain tract of land

conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, when measured along the North line of said road;

thence North 0°02' East 144.20 feet;
thence North 25°10'42" East, 35.37 feet;
thence North 0°02' East, 83.00 feet, more or less, to the South line of said Metzker tract;
thence West along said South line a distance of 20 feet, more or less, to the true point of beginning.

EXCEPT that portion thereof lying within the boundaries of the above described Parcels "A" and "C"

Situate in the County of Skagit, State of Washington.

PARCEL E:

TOGETHER WITH an undivided 1/16th interest in the following described real property:

Tidelands of the second class, situated in front of, adjacent to or abutting upon that part of the shoreline of Lot 2, Section 25, Township 36 North, Range 2 East, W.M., extending from the Northwest corner of said lot to a point South 87°22' East 351.2 feet from said Northwest corner of said lot,

EXCEPT the West 132 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL F:

TOGETHER WITH an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence East 109 feet to the true point of beginning;
thence East along the meander line 239.65 feet;
thence South 44.55 feet;
thence West 239.65 feet, more or less;
thence North 30 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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.