



202012220092

12/22/2020 09:40 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

File for record and return to:
Stiles Law Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

Exempt
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 22 2020

Amount Paid \$ —
Skagit Co. Treasurer
By *[Signature]* Deputy

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR:	Carol A. Goeson, who acquired title as Carol A. Moore
GRANTEES:	Brian D. Hart
ADDRESS:	15318 Cottonwood Lane, Mount Vernon, WA
PARCEL NUMBER:	P22580
ABBREVIATED LEGAL:	(8.8500 ac) CU F&A #38 AF#815341 1976: DK 1: DR 15: E 330 FEET OF THE WEST 990 FEET OF THE SW 1/4 NE 1/4, SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT COUNTY ROAD ON SOUTH LINE & EXCEPT SOUTH 435.6FT OF W 100FT N OF CO RD
SUBJECT TO:	Easements, restrictions and reservations of record

GRANTOR. The Grantor is Carol A. Goeson, who acquired title as Carol A. Moore, whose mailing address is PO Box 2763, Mount Vernon, WA 98273.

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":

The East 330 feet of the West 990 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 3 East, W.M., EXCEPT County Road along the South line thereof; AND ALSO EXCEPT the South 435.6 feet of the West 100 feet of that portion thereof lying North of said County Road.

Parcel "B":

That portion of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of Cottonwood Lane, as shown on the plat of "EVERETT'S McLEAN TRACTS", as per plat recorded in Volume 8 of Plats, page 4, records of Skagit County, Washington, a distance of 30 feet South of the North line of said subdivision; thence North 89 degrees 19' West, 240 feet, more or less, to the East line of the West 990 feet of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North 0 degrees 09' West along said East line 30 feet to the North line of said subdivision; thence South 89 degrees 19' East, along said North line to the West line of Cottonwood Lane; thence South 0 degrees 09' East along the West line of Cottonwood Lane, a distance of 30 feet to the point of beginning. (Also known as a portion of Tract "D" of Short Plat No. 6-73, approved April 20, 1972).

PRIMARY BENEFICIARY. The Grantor, Carol A. Goeson, who acquired title as Carol A. Moore, designates Brian D. Hart as the primary beneficiary.

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. The recording of 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 by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

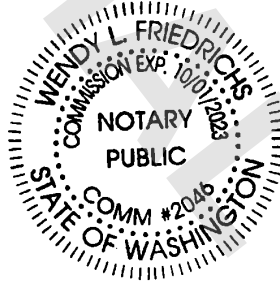
DATED This 17 day of Dec., 2020

Carol Ann Goeson
Carol A. Goeson

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Carol A. Goeson, 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 on this 17 day of December 2020



Wendy L. Friedrichs
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 10-1-23



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