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12/22/2020 03:49 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

FILED FOR RECORD AT REQUEST OF:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 Northwest Avenue
Bellingham, WA 98225

2020-5475
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

WHEN RECORDED RETURN TO:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 Northwest Avenue
Bellingham, WA 98225

DEC 22 2020

Amount Paid \$
Skagit Co. Treasurer
By Deputy

ADMINISTRATOR'S DEED

GRANTOR(S): JAMES S. HULBERT, Administrator for the
Estate of STEVEN S. HULBERT

GRANTEE(S): JAMES S. HULBERT, a single man;
STEVEN H. HULBERT, a single man;

ASSESSOR'S PARCEL/
TAX ACCOUNT #: P22957, P22906, P22157, P135157

ABBR. LEGAL DESCRIPTION: SP PL19-0080, Lt 1 & 2, AFN 202005270031
ADDITIONAL LEGAL DESCRIPTION ON PAGE 2 OF DOCUMENT.

1. Grantors. I, JAMES S. HULBERT, (hereinafter "Grantor") am the duly appointed, qualified, and acting Administrator of the Estate of STEVEN S. HULBERT, (hereinafter "Decedent") of Skagit County, Washington, Superior Court Case No. 18-4-00107-29.

2. Grantee(s). The Grantees are JAMES S. HULBERT, a single man, and STEVEN H. HULBERT, a single man (hereinafter, "Grantees") each receiving one-half of the Grantor's undivided one-fifth (1/5th) interest conveyed in Section 7 below.

3. Decedent's Estate. Decedent, STEVEN S. HULBERT died intestate on February 6, 2018, without a validly executed Will. On March 1, 2018, Grantor was appointed Administrator of Decedent, STEVEN S. HULBERT's estate, and is authorized to administer the Decedent's estate including the sale of the real property described herein. The certified Letters of Administration are attached as Exhibit A.

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T: 360.647.8846 F: 360.647.8854

4. Real Property. Among the assets of Decedent's estate is the following described real property, and all improvements thereon, located in Skagit County, Washington:

Lot 1 and 2 of Skagit County Short Plat No. PL 19-0080, approved May 22, 2020 and recorded May 27, 2020 under Skagit Auditor's Number 202005270031, being the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 34 North, Range 3 East, W.M., and being the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 3 East, W.M.

Subject to and together with easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

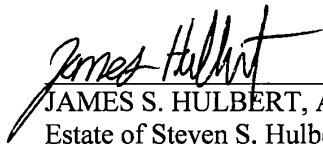
Situated in the County of Skagit, State of Washington.

5. Consideration. This conveyance is made with no consideration, but is a nonpro-rata distribution of the estate of Steven S. Hulbert (WAC 458-61A-202 (4)(a)).

6. Conveyance. Grantor conveys, grants, and quitclaims to JAMES S. HULBERT, a single man, and STEVEN H. HULBERT, the Decedent's undivided one-fifth ($\frac{1}{5}^{\text{th}}$) interest in the real property in equal undivided fractional shares, including all improvements thereon, described in this Deed (together with all after-acquired title of the Grantor to the real property), which represents all of the Decedent's interest in the real property, and all improvements thereon at his death.

Dated this 1st day of September, 2020.

GRANTOR:



JAMES S. HULBERT, Administrator for the
Estate of Steven S. Hulbert, Deceased

STATE OF WASHINGTON)
)
COUNTY OF WHATCOM) ss.

I certify that I know or have satisfactory evidence that JAMES S. HULBERT is the person who appeared before me as Administrator of the Estate of Steven S. Hulbert, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 1st day of September, 2020.



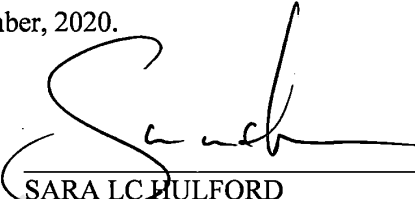

SARA LC HULFORD
Notary Public in and for the
State of Washington
Residing in Bellingham
My commission expires: 09/29/2023

EXHIBIT A

ADMINISTRATOR'S DEED – Exhibit A

 **ELDERLAW**
MEYERS, NEUBECK & HULFORD

2828 Northwest Ave, Bellingham, WA 98225

T: 360.647.8846 F: 360.647.8854

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED

Skagit County Clerk
Skagit County, WA
03/1/18

Estate of STEVEN S. HULBERT:

DECEASED.

No. 18-4-00107-29

LETTERS ADMINISTRATION

I. BASIS

1.1 STEVEN S. HULBERT late of WHATCOM County died intestate on or about February 06, 2018 leaving property in this state subject to administration.

1.2 On March 16, 2018 the court appointed JAMES S. HULBERT to administer the estate of the decedent according to law.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT JAMES S. HULBERT is authorized by this court to administer the estate of the above decedent according to law.

DATED on this the 16th day of March, 2018.

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

By Kristen Denton, Deputy Clerk

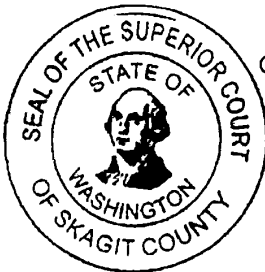
III. CERTIFICATE OF COPY

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case which was entered of record on March 16, 2018.

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

DATED: March 19, 2018



MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen Denton Deputy Clerk

EXHIBIT B

ADMINISTRATOR'S DEED – Exhibit B

 **ELDERLAW**
MEYERS, NEUBECK & HULFORD

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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.