

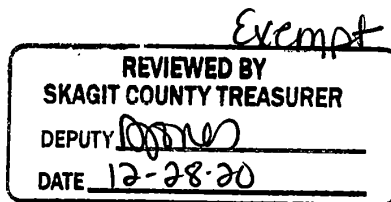


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12/28/2020 03:34 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

File for record and return to:

Stiles Law Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284



REVOCABLE TRANSFER ON DEATH DEED

GRANTOR:	Andrew Hawkings and Barbara Hawkings, husband and wife
GRANTEE:	1) Survivor of Grantors 2) Jennifer Espeland
ADDRESS:	1) 8168 Pipeline Road, Sedro Woolley, WA 98284 2) 40074 Cape Horn Road, Concrete, WA 98237
PARCEL NUMBER:	1) 350617-0-188-0008 / P41537 and 350617-1-004-0107 / P41548 2) 350714-0-036-0004 / P42637
ABBREVIATED LEGAL:	1) A PTN OF W 1/2 OF NE 1/4, 17-35-6 E W.M. 2) SEC 14, TWP 35, RANGE 7; PTN. GOV. LOT 4
SUBJECT TO:	Easements, restrictions and reservations of record

GRANTOR. The Grantors are Andrew Hawkings and Barbara Hawkings, whose mailing address is 8168 Pipeline Road, Sedro Woolley, WA 98284.

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:

SEE ATTACHED FOR FULL LEGAL DESCRIPTION

PRIMARY BENEFICIARY. The Grantors, Andrew Hawkings and Barbara Hawkings, husband and wife, designate the survivor of Andrew Hawkings and Barbara Hawkings (the Surviving Grantor) as the primary beneficiary.

ALTERNATE BENEFICIARY. Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiary:

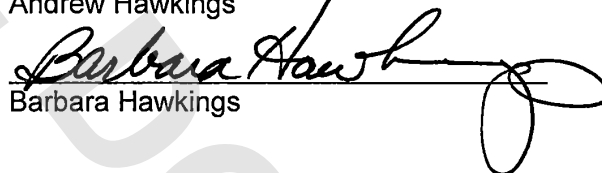
Jennifer Espeland

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. Recording 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 under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 21st day of December, 2020


Andrew Hawkings


Barbara Hawkings

STATE OF WASHINGTON) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me **Andrew Hawkings** and **Barbara Hawkings**, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on this 21st day of December, 2020




NOTARY PUBLIC in and for the
State of Washington, residing at
Bellingham, WA
Commission Expires: 10-26-22



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

Legal Descriptions**350617-0-188-0008 / P41537; 350617-1-004-0107 / P41548**

That portion of the following described Parcel, lying Southerly of the South line of Secondary State Highway No. 17-A, as condemned in Skagit County Superior Court Cause No. 25059 and as conveyed by deed recorded June 23, 1958, under Auditor's File No. 582194.

PARCEL "A":

A tract of land in the West 28 rods of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision 442.0 feet South of the Northwest corner thereof;

thence South $1^{\circ}06'$ West along the West line of said subdivision, 762.28 feet;

thence South $64^{\circ}00''$ East 509.57 feet to the North line of the State Highway through Lyman, Washington;

thence North $1^{\circ}06'$ East 968.64 feet;

thence North $87^{\circ}54'$ West parallel to the North line of said subdivision, 462.0 feet to the point of beginning,

EXCEPTING THEREFROM the North 15.0 feet which is being used for road purposes, EXCEPT any portion thereof lying North of a line which is 873 feet North of the South line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section, AND EXCEPT roads, AND EXCEPT such portion thereof as has heretofore been taken by the State of Washington for highway purposes.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the South line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 17, that is North $87^{\circ}38'30''$ West 516.1 feet from the Southeast corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

thence North $6^{\circ}08\frac{1}{2}'$ West 761.1 feet;

thence North $3^{\circ}24\frac{1}{2}'$ East 324.8 feet;

thence North $8^{\circ}26\frac{1}{2}'$ East 227.8 feet to the North line of said Section 17;

thence North $87^{\circ}54'$ West along said North line 291.2 feet to a point 462 feet East of the North $\frac{1}{4}$ corner of said Section 17;

thence South $1^{\circ}06'$ West parallel to the North and South centerline of said Section 17 a distance of 1,410.6 feet to the Northerly line of the Lyman-Hamilton Road;

thence North $79^{\circ}25\frac{1}{2}'$ East along said Northerly line 356.8 feet to a point that lies South $6^{\circ}08\frac{1}{2}'$ East from the point of beginning;

thence North $6^{\circ}08\frac{1}{2}'$ West 26.8 feet to the point of beginning,

EXCEPT right of way of the Puget Sound & Baker River Railway Company.

Situate in the County of Skagit, State of Washington.

350714-0-036-0004 / P42637

That portion of Section 14, Township 35 North, Range 7 East, W.M., described as follows:

Beginning on the South line of County Road (Cape Horn Road) 660 feet West of the West line of Lot 3; thence West 330 feet; thence South 153 feet 9 inches; thence East 60 feet; thence South 183 feet 3 inches; thence East 270 feet; thence North to the point of beginning.

EXCEPT that portion, if any, lying 80 feet South of Block 23, "MAP OF BESSEMER, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 79;

AND EXCEPT that portion lying within the following description, to-wit:

Beginning at the quarter post between Section 14 and 15, Township 35 North, Range 7 East, W.M.; thence running East 345 feet and 6 inches; thence South 153 feet and 9 inches; thence East 60 feet; thence South 183 feet and 3 inches; thence West 65 feet and 6 inches; thence South to the Skagit River; thence Westerly along the North bank of said river to the West line of said Section 14: thence North along said West line to the point of beginning.

EXCEPT Mobile Home.