



202102230084

02/23/2021 02:07 PM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Laura Minton Breckenridge
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-110
FEB 23 2021

Amount Paid \$
By Skagit Co. Treasurer Deputy

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: QUIT CLAIM DEED

Grantors: COLLEEN H. FISHER, a married woman as to her sole and separate property, SCOT H. HULBERT, a married man as to his sole and separate property ROBERT J. HULBERT, JR., a single man as to his sole and separate property MICHAEL L. HULBERT, a married man as to his sole and separate property, JAMES S. HULBERT, a single man as to his sole and separate property, and STEVEN H. HULBERT, a single man as to his sole and separate property

Grantee: HULBERT SMYTH FARM, LLC, a Washington limited liability company

Abbreviated Legal: DR 15: DK 12: LOT 2, SKAGIT COUNTY S/P PL-19-0080, RECORDED UNDER AF#202005270031, DESCRIBED AS GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

Parcel Number and Tax ID Nos.: P22906, 340330-0-001-000; P22957, 340330-2-002-0104; and P135157, 340319-0-012-0201

Reference Number(s) of Documents Affected: N/A

Full Legal Description set forth in Exhibit A, Page 6.

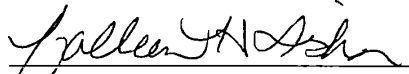
QUIT CLAIM DEED

THE GRANTORS COLLEEN H. FISHER, a married woman as to her sole and separate property, SCOT H. HULBERT, a married man as to his sole and separate property, ROBERT J. HULBERT, JR., a single man as to his sole and separate property, MICHAEL L. HULBERT, a married man as to his sole and separate property, JAMES S. HULBERT, a single man as to his sole and separate property, and STEVEN H. HULBERT, a single man as to his sole and separate property, convey and quit claim to Grantee HULBERT SMYTH FARM, LLC, a Washington limited liability company, all of Grantors' right, title and interest, in and to Skagit County Parcel Nos. P22906, P22957, and P135157 ("Property"), the legal description of which is set forth in **Exhibit A** attached hereto and by this reference incorporated herein, subject to and together with all easements, reservations, restrictions, covenants, liens, leases, court cases, and other instruments of record and also subject to a Grant Deed of Conservation Easement recorded May 27, 2020, under

AFN 202005270033 in Skagit County, Washington, limiting the Property's use as specifically provided for therein.

DATED: February 10, 2021.

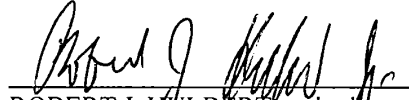
GRANTORS:



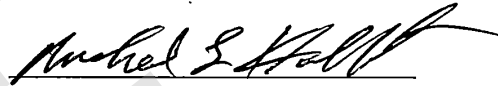
COLLEEN H. FISHER, a married woman as to her sole and separate property



SCOT H. HULBERT, a married man as to his sole and separate property



ROBERT J. HULBERT, a single man as to his sole and separate property



MICHAEL L. HULBERT, a married man as to his sole and separate property



JAMES S. HULBERT, a single man as to his sole and separate property

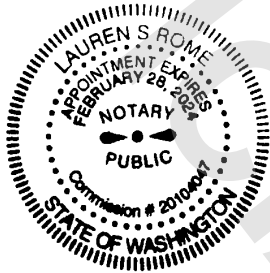


STEVEN H. HULBERT, a single man as to his sole and separate property

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Colleen H. Fisher is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 10th day of February, 2021.

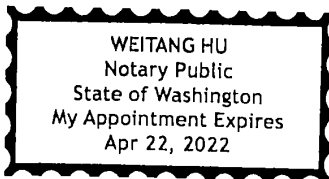


Lauren S. Rome
Printed Name Lauren S. Rome
NOTARY PUBLIC in and for the State of Washington
Residing at Burlington
My Commission Expires 2/28/2024

STATE OF WASHINGTON)
) ss.
COUNTY OF Whitman)

I certify that I know or have satisfactory evidence that Scot H. Hulbert is the person who appeared before me, 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1st day of February, 2021.

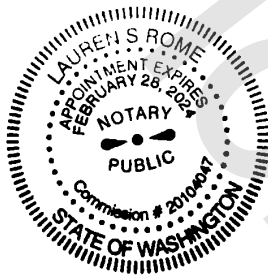


Weitang Hu
Printed Name Weitang Hu
NOTARY PUBLIC in and for the State of Washington
Residing at Pullman, Washington
My Commission Expires April 22, 2022

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Robert J. Hulbert is the person who appeared before me, 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8th day of February, 2021.

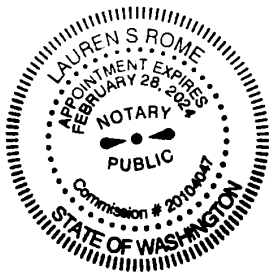


LS Rome
Printed Name Lauren S. Rome
NOTARY PUBLIC in and for the State of Washington
Residing at Burien
My Commission Expires 2/28/2024

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Michael L. Hulbert is the person who appeared before me, 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8th day of February, 2021.

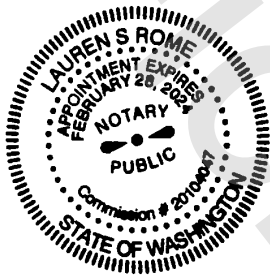


LS Rome
Printed Name Lauren S. Rome
NOTARY PUBLIC in and for the State of Washington
Residing at Burien
My Commission Expires 2/28/2024

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that James S. Hulbert is the person who appeared before me, 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 10th day of February, 2021.

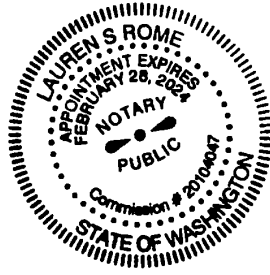


LRome
Printed Name Lauren S. Rome
NOTARY PUBLIC in and for the State of Washington
Residing at Burlington
My Commission Expires 2/28/2024

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Steven H. Hulbert is the person who appeared before me, 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 10th day of February, 2021.



LRome
Printed Name Lauren S. Rome
NOTARY PUBLIC in and for the State of Washington
Residing at Burlington
My Commission Expires 2/28/2024

**EXHIBIT A
LEGAL DESCRIPTION**

P22906, 340330-0-001-000; P22957, 340330-2-002-0104; and P135157, 340319-0-012-0201

Lot 2, Skagit County S/P PL-19-0080 approved by Skagit County on May 22, 2020 and recorded May 27, 2020, under Skagit County AF#202005270031, located in the South half of Section 19, Township 34 North, Range 3 East, W.M.

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

Situate in the County of Skagit, State of Washington.

EXHIBIT B
RIGHT TO MANAGE NATURAL RESOURCE LANDS DISCLOSURE



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.

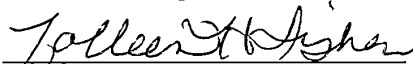
**EXHIBIT C
CERTIFICATE OF GRANTEE**


Per §16.5(a)(3) of the Grant Deed of Conservation Easement, recorded on May 27, 2020 under Skagit County Auditor's File No. 20200527031

Grantee, Hulbert Smyth Farm, LLC, hereby acknowledges it is aware of the Grant Deed of Conservation Easement recorded May 27, 2020 under AFN 202005270033 in Skagit County, Washington ("Conservation Easement") and hereby agrees to comply with its terms and conditions.

GRANTEE:

HULBERT SMYTH FARM, LLC, a Washington limited liability company

By: 
Colleen H. Hulbert, its Co-Manager

By: 
Scot H. Hulbert, its Co-Manager