



202104150060

04/15/2021 10:35 AM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

Filed for Record at request of
and return to:

STILES & LEHR INC., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-1598
APR 15 2021

Amount Paid \$0
Skagit Co. Treasurer
By *CS* Deputy

Grantor: Gregory Lee Adams, surviving spouse and sole heir of the estate of Rebecca C. Adams
Grantee: Gregory Lee Adams
Legal: PTN SW, NE 14-35N-4E
Tax Parcel # P103396 / 350414-1-007-0600
P103601 / 350414-1-007-0700

QUIT CLAIM DEED

The Grantor, Gregory Lee Adams, as the surviving spouse of Rebecca C. Adams and sole heir of the Estate of Rebecca C. Adams, in accordance with the Affidavit Re: Community Property Agreement recorded on 4/15/2021 under Auditor's File # * conveys and quit claims to Gregory Lee Adams, as his separate property, in accordance with the attached Affidavit of Surviving Spouse, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

*202104150059

Please see attached Exhibit A for legal description

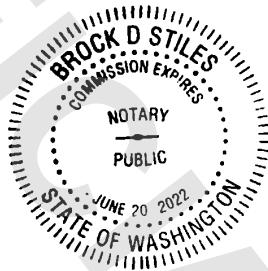
DATED: April 7, 2021

G. Adams
Gregory Lee Adams, Grantor

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

On this day personally appeared before me **Gregory Lee Adams**, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 7 day of April, 2021



Brock D Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at

Sedro-Woolley
Commission Expires: 6-20-22

Exhibit A

Legal Description

UNNOTED

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTHERLY OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 01 DEGREE 28 MINUTES 07 SECONDS WEST (EQUALS NORTH 03 DEGREES 05 MINUTES 30 SECONDS WEST IN PREVIOUS LEGAL DESCRIPTIONS) ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 388.63 FEET TO THE NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTH 86 DEGREES 10 MINUTES 07 SECONDS WEST (EQUALS NORTH 87 DEGREES 47 MINUTES 30 SECONDS WEST IN PREVIOUS LEGAL DESCRIPTIONS) ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 411.07 FEET TO A POINT THAT BEARS 01 DEGREE 28 MINUTES 07 SECONDS EAST (EQUALS S 03 DEGREES 05 MINUTES 30 SECONDS EAST IN PREVIOUS LEGAL DESCRIPTIONS) FROM THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO GILBERT B. ARTHUR AND SHIRLEY E. ARTHUR, HUSBAND AND WIFE, BY DEED RECORDED NOVEMBER 9, 1954, UNDER AUDITOR'S FILE NO. 508980; THENCE 01 DEGREE 28 MINUTES 07 SECONDS WEST PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 345.20 FEET TO AN EXISTING FENCE LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 70 DEGREES 54 MINUTES 51 SECONDS WEST ALONG SAID FENCE LINE, A DISTANCE OF 421.69 FEET TO A FENCE CORNER; THENCE SOUTH 12 DEGREES 24 MINUTES 58 SECONDS EAST A DISTANCE OF 67 FEET; THENCE SOUTH 20 DEGREES 55 MINUTES 33 SECONDS EAST, A DISTANCE OF 32.42 FEET; THENCE SOUTH 37 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 374.55 FEET; THENCE SOUTH 57 DEGREES 03 MINUTES 28 SECONDS EAST, A DISTANCE OF 37.61 FEET TO A POINT THAT IS 60 FEET NORTH OF THE NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 86 DEGREES 10 MINUTES 07 SECONDS EAST PARALLEL WITH SAID NORTHERLY MARGIN, A DISTANCE OF 122.18 FEET TO A POINT WHICH BEARS 01 DEGREE 28 MINUTES 07 SECONDS EAST A DISTANCE OF 284.94 FEET TO THE POINT OF BEGINNING.

INMENT



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 B