



202106090145

06/09/2021 02:29 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

After recording return to:

BARRON SMITH DAUGERT, PLLC
300 N. Commercial St.
Bellingham, WA 98225

GRANTORS: Dolores Mary Snelson, an unmarried woman, as to a 9.6% interest, and Dolores Mary Snelson, as trustee of the Credit Trust under The Snelson Family Revocable Living Trust dated May 6, 1994, as to a 90.4% interest

GRANTEE: Dolores Mary Snelson, an unmarried woman

ABBREV. LEGAL DESCRIPTIONS: Parcel A: Ptn. of E½ of E½ of NE¼ of Sec 14, Twp 35, R4E, WM (full legal on Page 3)

Parcel B: Ptn. of NE¼ of NE¼ of Sec. 14, Twp. 35, R4E, WM (full legal begins on Page 3)

ASSESSOR'S TAX/PARCEL NOS.: Parcel A: 350414-0-025-0000 / P36563
Parcel B: 350414-1-001-0105 / P36567

BARGAIN AND SALE DEED

THE GRANTORS, Dolores Mary Snelson, an unmarried woman, as to a 9.6% interest, and Dolores Mary Snelson, as trustee of the Credit Trust under The Snelson Family Revocable Living Trust dated May 6, 1994, as to a 90.4% interest, and not in their individual capacities, in consideration of distribution of trust and for no other consideration, hereby bargain, sell, grant and convey to THE GRANTEE, Dolores Mary Snelson, an unmarried person, the real estate described as "Parcel A" and "Parcel B" at Exhibit A, attached hereto and incorporated herein by this reference, situated in the County of Skagit, State of Washington.

DATED June 3, 2021.

Dolores Mary Snelson
DOLORES MARY SNELSON,
Individually and as trustee of the Credit Trust under The Snelson Family Revocable Living Trust, dated May 6, 1994

2021-2605
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

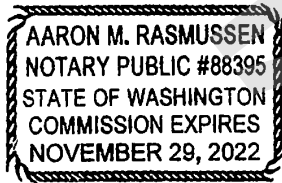
JUN 09 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By 100 Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Dolores Mary Snelson is the person who appeared before me, and said person acknowledged that she signed the foregoing instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it, individually and as Trustee of the Credit Trust under The Snelson Family Revocable Living Trust dated May 6, 1994, to be the free and voluntary act and deed of such parties for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3 day of June, 2021.



Aaron M. Rasmussen

NOTARY PUBLIC in and for the State of Washington,
residing at Mt. Vernon.
My appointment expires 11/29/22.

Exhibit A**Parcel "A" - Assessor's Tax / Parcel No. 350414-0-025-0000 / P36563**

That portion of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, 40 feet North to the North marginal line of the Northern Pacific Railway Company right-of-way; thence North a distance of 1180.86 feet; thence East parallel with the South line of Bassett Road to the East line of the Garden of Eden Road and the true point of beginning of this description; thence Easterly parallel with the South line of the Bassett Road a distance of 595.31 feet, more or less, to a point 30 feet West of the East line of said Section 14; thence Northerly parallel to the Garden of Eden Road, a distance of 201.70 feet; thence Westerly parallel to the South line of the Bassett Road, a distance of 593.37 feet, more or less, to the East line of the Garden of Eden Road; thence Southerly along said Garden of Eden Road a distance of 201.15 feet, more or less, to the point of beginning.

Also together with that portion of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, 40 feet North to the North marginal line of the Northern Pacific Railway Company right-of-way; thence North a distance of 1382.01 feet; thence East parallel with the South line of Bassett Road to the East line of the Garden of Eden Road and the true point of beginning of this description; thence Easterly parallel with the South line of Bassett Road a distance of 623.37 feet to the East line of said Section 14; thence Northerly along said East line of Section 14, a distance of 403.4 feet to a point 201.70 feet South of the South line of Bassett Road; thence West 619.49 feet, to a point on the East line of the Garden of Eden Road, 210.15 feet South of the South line of Bassett Road; thence Southerly along said East line of the Garden of Eden road, a distance of 402.30 feet to the true point of beginning; EXCEPT the East 30 feet thereof.

EXCEPT the North $\frac{1}{2}$ thereof.

TOGETHER WITH AND SUBJECT TO: Easements described in Reciprocal Easement Agreement, recorded July 9, 2020 under Skagit County Auditor's File No. 202007090030 and all other matters of record.

Parcel "B" - Assessor's Tax / Parcel No. 350414-1-001-0105 / P36567

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, of Section 14, Township 35 North, Range 4 East W.M., 40 feet North to the North marginal line of the Northern Pacific Railway Company right-of-way; thence North along said west line a distance of 979.71 feet; thence East parallel with the South line of the Bassett Road 20 feet, more or less, to the East line of the Garden of Eden Road and the TRUE POINT OF BEGINNING; thence continue East parallel with South line of said Bassett Road 627.25 feet to the East line of said Section 14; thence Northerly parallel with the East line of said Garden of Eden Road 201.70 feet, more or less, to the Southeast corner of a tract conveyed to William M. Snelson, under Auditor's File No. 704292; thence West parallel with the South line of said Bassett Road to the east line of said Garden of Eden Road; thence South along the East line of said Garden of Eden Road 201.07 feet, more or less, the TRUE POINT OF BEGINNING, EXCEPT the East 30 feet thereof.

Situate in the County of Skagit, State of Washington.



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.