

When recorded return to:

James & Amy Wepler
20448 State Route 9
Mount Vernon, WA 98274

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Heather Beauvais
Affidavit No. 2021-3530
Date 07/30/2021

QUIT CLAIM DEED

Guardian NW Title - 21-12126-TW

GNW 21-12126

THE GRANTOR(S)

John H. Wepler and Diana M. Wepler, husband and wife

for and in consideration of WAC 458-61A-201(B3) Gift without consideration

in hand paid, conveys and quit claims to James D. Wepler and Amy S. Wepler, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) herein:

Tract 2 of Skagit County Short Plat No. 36-80, recorded under Auditor's File No. 8005230014, records of Skagit County, Washington, being a portion of the Northwest Quarter of the Southwest Quarter of Section 17, Township 35 North, Range 5 East of the Willamette Meridian.

Situate in Skagit County, Washington.

Abbreviated legal description: Section 17, Township 35 North, Range 5 East - NW SW (aka Tract 2, Short Plat No. 36-80)

Tax Parcel Number(s): P18120/330517-3-004-0007

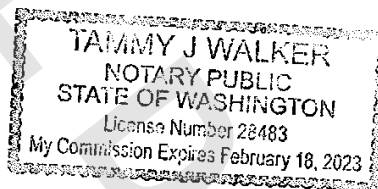
Quit Claim Deed
LPB 12-05 rev. 12/2006

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Dated: 7-26-2021John H. Weppeler
John H. WeppelerDiana M. Weppeler
Diana M. WeppelerSTATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that John H. Weppeler and Diana M. Weppeler are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 26th day of July, 2021Tammy J Walker
SignatureNotary
TitleMy appointment expires: 2/18/23Quit Claim Deed
LPB 12-05 rev. 12/2006

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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.