

202111230229

11/23/2021 04:00 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

AFTER RECORDING RETURN TO:

John E. Poffenbarger  
Karr Tuttle Campbell  
701 Fifth Avenue, Suite 3300  
Seattle, WA 98104

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-5358  
NOV 23 2021

Amount Paid \$ 0  
Skagit Co. Treasurer  
By Deputy

**PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED**

<b>Document Title(s)</b> (or transactions contained herein): Personal Representative's Special Warranty Deed
<b>Reference Number(s)</b> of Documents assigned or released: N/A
<b>Grantor:</b> Patricia Ann Smith, Personal Representative of the Estate of Richard H. Smith
<b>Grantee:</b> Patricia Ann Smith, as her separate property
<b>Legal description:</b> The West 400 feet of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 33 North, Range 4 East, W.M.  Additional legal description is on page(s) 1.
<b>Assessor's Property Tax Parcel:</b> P111123
<b>Real Estate Excise Tax Exempt Transfer:</b> WAC 458-61A-202(6)(f)

THE GRANTOR, PATRICIA ANN SMITH, Personal Representative of the Estate of RICHARD H. SMITH, (probated in King County, Washington under Cause No. 20-4-03756-4 SEA), hereby grants, conveys, and transfers to PATRICIA ANN SMITH, individually, all of the decedent's interest in the following described real estate, situated in the County of Skagit, State of Washington:

The West 400 feet of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 33 North, Range 4 East, W.M.

SUBJECT TO a 30 foot wide non-exclusive easement for ingress, egress and utilities over, under and across the North 30 feet of said parcels as described on document recorded under Auditor's File No. 9703100126.

Assessor's Property Tax Parcel Number: P111123

The Grantor, in her capacity as the Personal Representative of the Estate of RICHARD H. SMITH, deceased, executes this instrument solely in her fiduciary capacity, and hereby covenants only that she is authorized to make this conveyance in such fiduciary capacity and that against all persons lawfully claiming through or under said Grantor, and not otherwise, said Grantor will forever warrant and defend the above-described real estate.

Grantor hereby confirms to Patricia Ann Smith her community property interest in the described property, so that Patricia Ann Smith, individually, shall be the sole owner of such property.

DATED this 28<sup>th</sup> day of October, 2021.

Patricia A Smith  
PATRICIA ANN SMITH, Personal  
Representative of the Estate of Richard H.  
Smith, Deceased

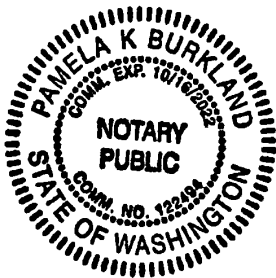
STATE OF WASHINGTON )  
COUNTY OF Skagit ) ss.

I certify that I know or have satisfactory evidence that PATRICIA ANN SMITH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Richard H. Smith, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 28<sup>th</sup> day of October, 2021.

Pamela K Burkland  
Pamela K Burkland  
(Printed Name of Notary)

NOTARY PUBLIC in and for the State of  
Washington, residing at Mount Vernon  
My Appointment Expires: 10/16/2022





## 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.