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12/30/2021 10:12 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

For Record at Request of
Nicole L. Terpstra, Attorney at Law PLLC
709 Grover Street
Lynden, WA 98264

AFTER RECORDING RETURN TO:
Nicole L. Terpstra, Attorney at Law, PLLC
709 Grover Street
Lynden, WA 98264

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5934
DEC 30 2021

Amount Paid \$~~8~~
Skagit Co. Treasurer
By *SVB* Deputy

QUIT CLAIM DEED

THE GRANTOR

JERRY HAMMER, a married man

for and in consideration of

clearing or exiting title pursuant to WAC 458-61A-215(2) (c)

conveys and quit claims to

AVALON HEIGHTS HOMEOWNERS ASSOCIATION, a
Washington non profit corporation, for the use and benefit of its
members

the property legally described on Exhibit A attached hereto and all after acquired title,
located in Skagit County, Washington.

Abbreviated Legal Description: Ptn Avalon Heights Way, Plat of Avalon Heights, S ½ S10,
T35N, R4E
Ptn Lot 12 and Avalon Heights Way, Plat of Avalon Heights, N
½ S10 T35N, R4E
Ptn Lot 12 and Avalon Heights Way, S ½ S10, T35N, R4E
Ptn Lot 12, Plat of Avalon Heights, AF#200708220070

Tax Parcel/Account Number(s): P126692
P126693
P126694
P126695

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.

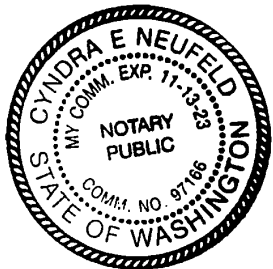
Dated this 27th day of Dec, 2021.

Jerry Hammer
JERRY HAMMER

STATE OF WASHINGTON)
)
COUNTY OF WHATCOM) ss.

I certify that I know or have satisfactory evidence that Jerry Hammer executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes mentioned in this instrument.

Dated: December 27, 2021



Cyndra E. Neufeld
Signature of Notary Public
Notary Public in and for the State of Washington
My appointment expires: Nov. 13, 2023

EXHIBIT A
LEGAL DESCRIPTIONS

The land in the County of Skagit, State of Washington, described as follows:

Parcel A:

That portion of Lot 12 and 'Avalon Heights Way', "PLAT OF AVALON HEIGHTS," as per plat recorded on August 22, 2008, under Auditor's File No. 200708220070, records of Skagit County, Washington, lying within the North ½ of Section 10, Township 35 North, Range 4 East W.M. (also depicted as a portion of Tract A, E and F of that 'Deed of Natural Resource Land Easement', recorded under Skagit County Auditor's File No. 200708220073);

Subject to rights, terms and/or restrictions of said 'Deed of Natural Resource Land Easement', recorded under Skagit County Auditor's File No. 200708220073;

Situate within the County of Skagit, State of Washington.

Parcel B:

That portion of Lot 12 and 'Avalon Heights Way', "PLAT OF AVALON HEIGHTS," as per plat recorded on August 22, 2008, under Auditor's File No. 200708220070, records of Skagit County, Washington, lying within the South ½ of Section 10, Township 35 North, Range 4 East W.M.;

Situate within the County of Skagit, State of Washington.

Parcel C:

That portion of 'Avalon Heights Way', depicted on the face of "PLAT OF AVALON HEIGHTS," as per plat recorded on August 22, 2008, under Auditor's File No. 200708220070, records of Skagit County, Washington, lying within the South ½ of Section 10, Township 35 North, Range 4 East W.M.;

EXCEPT that portion lying West of the East line of the Northwest ¼ of the Southwest ¼ of said Section 10, Township 35 North, Range 4 East W.M.;

Situate within the County of Skagit, State of Washington.

Parcel D:

That portion of Lot 12; together with and subject to 'Avalon Heights Way', "PLAT OF AVALON HEIGHTS," as per plat recorded on August 22, 2008, under Auditor's File No. 200708220070, records of Skagit County, Washington, lying West of the East line of the Northwest ¼ of the Southwest ¼ of said Section 10, Township 35 North, Range 4 East W.M.;

Situate within the County of Skagit, State of Washington.