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04/07/2022 04:18 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

After recording return to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 1443
APR 07 2022

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

GRANTOR: Sondra Jo Stauffer, as personal representative of the
Estate of Frances Lee Martin Elam, Deceased

GRANTEE: Sondra Jo Stauffer, as trustee of Special Needs
Trust f/b/o Steven James Elam under Will of Frances
Lee Martin Elam

ABBREV. LEGAL DESCRIPTION: Lots 11 and 12, Block 17, Plat of Town of Sedro

ASSESSOR'S TAX/PARCEL NO.: 4149-017-012-0004 / P75482

BARGAIN AND SALE DEED

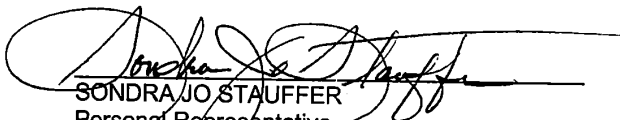
THE GRANTOR, Sondra Jo Stauffer, as personal representative of the Estate of Frances Lee Martin Elam, Deceased, under King County, Washington Superior Court Cause Number 21-4-08463-3 SEA, in consideration of estate distribution and for no other consideration, hereby bargains, sells, grants and conveys to THE GRANTEE, Sondra Jo Stauffer, as trustee of Special Needs Trust f/b/o Steven James Elam under Will of Frances Lee Martin Elam, the following real property:

Lots 11 and 12, Block 17, PLAT OF THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Situate in in the County of Skagit, State of Washington.

Subject to: conditions, covenants, restrictions and easements of record, and Skagit County Right to Farm Ordinance, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

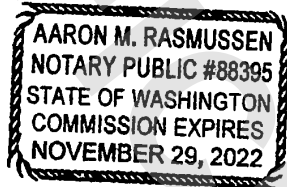
DATED April 7, 2022



SONDRA JO STAUFFER
Personal Representative
Estate of Frances Lee Martin Elam, Deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Sondra Jo Stauffer 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, as Personal Representative of the Estate of Frances Lee Martin Elam, Deceased, 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 7 day of April, 2022.





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



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.

FILED
2021 DEC 28
KING COUNTY
SUPERIOR COURT CLERK

CASE #: 21-4-08463-3 SEA

**CERTIFIED
COPY**

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR THE COUNTY OF KING

IN RE FRANCES LEE MARTIN ELAM	NO: 21-4-08463-3 SEA
DECEASED	LETTERS TESTAMENTARY (LTRTS)

The last will of the above named decedent was duly exhibited, proven and filed on December 22, 2021. It appears in and by said will that **SONDRA JO STAUFFER** is/are named Executor(s) and by order of this court is/are authorized to execute said will according to law.

WITNESS my hand and seal of said Court: December 28, 2021.



BARBARA MINER
King County Superior Court Clerk

By:  Deputy Clerk
B. Tembreull

• NOT OFFICIAL WITHOUT SEAL •

I BARBARA MINER, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this seal of said Superior Court at my office at Seattle on this date DEC 28 2021



BARBARA MINER, Superior Court Clerk

 B. TEMBREULL
Deputy Clerk