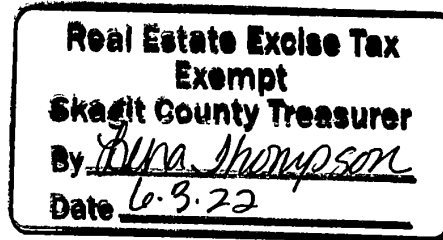




**202206030066**

06/03/2022 11:44 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

File for record and return to:  
Stiles & Lehr Inc., P.S.  
P. O. Box 228  
Sedro-Woolley, WA 98284



**REVOCABLE TRANSFER ON DEATH DEED**

---

GRANTOR:	Richard C. Joneli, Jr.
GRANTEES:	Ashley Jacobs and Carley Lynch
ADDRESS:	24705 Twin Holly Court, Sedro Woolley, WA 98284
PARCEL NUMBER:	P104464 / 350519-0-154-0100
ABBREVIATED LEGAL:	Ptn Lot 1, SP 93-037 & Ptn NW ¼ of NE ¼, 19-35-5 E W.M.
SUBJECT TO:	Easements, restrictions and reservations of record

---

**GRANTOR.** The Grantor is Richard C. Joneli, Jr., whose mailing address is 24705 Twin Holly Ct., Sedro-Woolley, WA 98284.

**LEGAL DESCRIPTION.** The real property that is the subject of this Revocable Transfer on Death Deed is situated in the County of Skagit, State of Washington, and it is legally described as follows:

See Attached Exhibit A for Legal Description

**PRIMARY BENEFICIARY.** The Grantor, Richard C. Joneli, Jr., designates Ashley Jacobs and Carley Lynch as the primary beneficiaries in equal shares.

**TRANSFER ON DEATH.** The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiaries set forth above. Before the Grantor's death, the Grantor retains the right to revoke this deed.

**REAL ESTATE EXCISE TAX EXEMPTION.** The recording of this Revocable Transfer on Death Deed is not a "sale" as defined in RCW 82.45.010(1) and is therefore not subject to real estate excise tax. The transfer that will occur under this Revocable Transfer on Death Deed at the time of the Grantor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

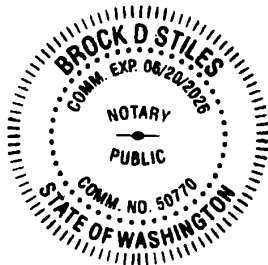
DATED This 1 day of June, 2022.

  
Richard C. Joneli, Jr.

STATE OF WASHINGTON           )  
COUNTY OF SKAGIT           ) ss:

On this day personally appeared before me Richard C. Joneli, Jr., who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 1 day of June, 2022.



  
NOTARY PUBLIC in and for the  
State of Washington, residing at

Sedro Woolley  
Commission Expires: 6-20-2026



## 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.

EXHIBIT B

Exhibit B  
Legal Description

PARCEL "A":

Lot 1, Skagit County Short Plat No. 93-037, approved November 12, 1975, and recorded November 17, 1993, in Volume 11 of Short Plats, page 19 & 20, under Auditor's File No. 9311170073, records of Skagit County, Washington; being a portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 10, Township 35 North, Range 5 East, W.M.,

EXCEPT the North 10 feet of the most East 163.66 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 23 feet of that portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest  $\frac{1}{4}$ ;  
thence North  $88^{\circ}11'30''$  East along the North line of said subdivision a distance of 1,353.06 feet to the Northeast corner of said subdivision;  
thence South  $1^{\circ}49'58''$  East along the East line of said subdivision a distance of 949.93 feet to the point of beginning of this description;  
thence South  $88^{\circ}11'30''$  West a distance of 217.85 feet;  
thence South  $2^{\circ}45'00''$  East a distance of 70.01 feet;  
thence North  $88^{\circ}11'30''$  East a distance of 216.73 feet to a point on the East line of said subdivision;  
thence North  $1^{\circ}49'58''$  West along the East line of said subdivision, a distance of 70.00 feet to the point of beginning,

EXCEPT the Easterly 20 feet thereof as the County Road.

Situate in the County of Skagit, State of Washington.

Tax Parcel Numbers(s): **350519-0-154-0100, P104464**