

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

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Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: QUIT CLAIM DEED
Grantor: Frank Properties, LLC, a Washington limited liability company,
 formerly known as Frank Properties, L.P., a Washington limited partnership
Grantee: Frank Properties, LLC, a Washington limited liability company
Abbreviated Legal: Ptn SE1/4 SW1/4 S18 T35N R9E WM;
 Lot B, SP 54-77
Parcel Numbers and Tax ID Nos.: P44449, 350918-0-007-0003; P44468, 350918-3-003-0308
Reference Number(s) of Documents Affected: N/A
Full Legal Descriptions set forth in Exhibit A, Page 3

QUIT CLAIM DEED

THE GRANTOR, Frank Properties, LLC, a Washington limited liability company, formerly known as Frank Properties, L.P., to reflect its conversion from a limited partnership to a limited liability company (mere change in form of ownership), conveys and quit claims to Frank Properties, LLC, a Washington limited liability company, all of Grantor's right, title and interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington. See **Exhibit A** attached hereto and by this reference incorporated herein.

Skagit County Parcel No. P44468 is 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, as referenced in the Right to Manage Natural Resource Lands Disclosure attached hereto as **Exhibit B** and by this reference incorporated herein.

SUBJECT TO: Easements, covenants, restrictions, and reservations of record.

DATED: June 23, 2022.

Real Estate Excise Tax
 Exempt
 Skagit County Treasurer
 By Lena Thompson
 Affidavit No. 20222589
 Date 06/23/2022

GRANTOR:

FRANK PROPERTIES, LLC, a Washington
limited liability company, formerly
known as Frank Properties, L.P.

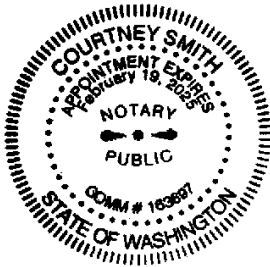
By: [Signature]
Michael S. Frank, its Co-Manager

By: [Signature]
Richard A. Frank, its Co-Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 23rd day of June, 2022, I certify that I know or have satisfactory evidence that Michael S. Frank and Richard A. Frank are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Co-Managers of Frank Properties, LLC, a Washington limited liability company, formerly known as Frank Properties, L.P., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23rd day of June, 2022.



[Signature]
Printed Name Courtney Smith
NOTARY PUBLIC in and for the State of Washington
Residing at Burlington, WA
My Commission Expires 2-19-25

EXHIBIT A
LEGAL DESCRIPTIONS

P44449; 350918-0-007-0003

THE WEST 320 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE STATE SECONDARY HIGHWAY; THENCE SOUTH FOR A DISTANCE OF 300 FEET; THENCE EAST TO THE EAST LINE OF THE WEST 320 FEET OF SAID SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE FOR A DISTANCE OF 260 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE STATE SECONDARY HIGHWAY; THENCE EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE STATE SECONDARY HIGHWAY; THENCE SOUTH FOR A DISTANCE OF 220 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 80 FEET; THENCE EAST 80 FEET THENCE NORTH 80 FEET; THENCE WEST 80 FEET TO THE TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

P44468; 350918-3-003-0308

LOT B, SHORT PLAT NUMBER 54-77, APPROVED SEPTEMBER 15, 1977, RECORDED SEPTEMBER 15, 1977, UNDER AUDITOR'S FILE NO. 864780, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT B**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.