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08/09/2022 03:12 PM Pages: 1 of 10 Fees: \$212.50  
Skagit County Auditor

Recorded at the Request of and  
When Recorded Return to:

Sandra L. Stanford, Co-Trustee  
885 Shorecrest Drive  
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 3269  
AUG 09 2022

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *LT* Deputy

**QUIT CLAIM DEED**

Grantor(s): Sandra L. Stanford and Cassandra M. Binford, as Co-Trustees of  
the Montee L. and Bonnie L. Walters Trust under Agreement dated  
October 11, 2010

Grantee(s): Sandra L. Stanford and Cassandra M. Binford, as Co-Trustees of  
the Family Deborah L. Emde Trust established under the Montee L. and  
Bonnie L. Walters Trust under Agreement dated October 11, 2010

Tax Parcel Numbers: P109536/340435-1-005-0200 (Lot 2)  
P29815/340435-1-005-0400 (Lot 4)

Legal Description: Lots 2 and 4, Short Plat No. 96-060, recorded under Auditor's File No.  
(Abbreviated) 9609300008

Additional Legal Descriptions: p. 2.

Reference Numbers of Documents Released or Assigned: none

THE GRANTORS, Sandra L. Stanford and Cassandra M. Binford, as Co-Trustees of the  
Montee L. and Bonnie L. Walters Trust under Agreement dated October 11, 2010 ("the Montee  
L. and Bonnie L. Walters Trust" herein), an irrevocable trust, for no consideration and in  
distribution of the Montee L. and Bonnie L. Walters Trust according to the terms of said trust  
instrument, convey and quit claim to

GRANTEES, Sandra L. Stanford and Cassandra M. Binford, as Co-Trustees of the Family  
Deborah L. Emde Trust established from the Montee L. and Bonnie L. Walters Trust, and their  
successors as Trustee, the following described real estate, situated in the County of Skagit, State  
of Washington, together with all after acquired title of the Grantor therein:

Lots 2 and 4 of the Skagit County Short Plat No. 96-060, approved September 18, 1996, recorded September 30, 1996, under Auditor's File No. 96093000008, being a portion of the Northeast 1/4 of Section 35, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

This Deed is made with reference to the following facts:

Montee L. Walters, an original co-Trustee of the Montee L. and Bonnie L. Walters Trust, died November 4, 2019. In accordance with the provisions of said Trust, Bonnie L. Walters, the other original Co-Trustee, and Sandra L. Stanford, succeeded to the role of Co-Trustees. On December 4, 2020, a Quit Claim Deed conveying the subject property and other property to Bonnie L. Walters and Sandra L. Stanford as Co-Trustees of the Montee L. and Bonnie L. Walters Trust, was recorded under Skagit County Auditor's File No. 202012040052. Bonnie L. Walters died August 1, 2021. In accordance with the provisions of the Montee L. and Bonnie L. Walters Trust, and in particular Amendment Three thereto dated December 13, 2019, Sandra L. Stanford and Cassandra M. Binford became successor Co-Trustees of said Trust.

The subject property was allocated to the Family Trust subtrust provided for under the terms of the Montee L. and Bonnie L. Walters Trust instrument, which became irrevocable upon the death of Montee L. Walters.

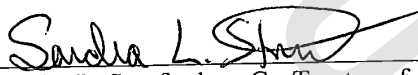
The Montee L. and Bonnie L. Walters Trust instrument also provided for distribution of the Family Trust subtrust upon the deaths of both Montee L. Walters and Bonnie L. Walters and allocation of separate shares of the Family Trust for the surviving children of Montee L. Walters and Bonnie L. Walters, including Deborah L. Emde, which shares are to be administered in separate subtrusts for each such child. This Deed is executed in accordance with the provisions for allocation and distribution to the beneficiaries of the Montee L. and Bonnie L. Walters Trust in accordance with the Montee L. and Bonnie L. Walters Trust instrument.

The subject property is not encumbered by any debt.

The authority of the Grantor Co-Trustees is evidenced by Amendment Three to the Montee L. and Bonnie L. Walters Trust dated December 19, 2019 and a copy of said Amendment Three is attached as Exhibit A to this Deed.

The subject property is subject to Skagit County Code 14.38.030 and a copy of the "Right to Manage Natural Resource Lands Disclosure" is attached as Exhibit B to this Deed.

Dated: 7/26, 2022

  
Sandra L. Stanford, as Co-Trustee of  
the Montee L. and Bonnie L. Walters Trust under  
Agreement dated October 11, 2010

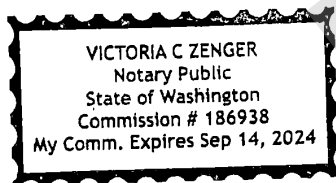
Dated: 7/26, 2022

C. Binford  
Cassandra M. Binford, as Co-Trustee of  
the Montee L. and Bonnie L. Walters Trust under  
Agreement dated October 11, 2010

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF ISLAND )

On this day personally appeared before me Sandra L. Stanford, as Co-Trustee of the Montee L. and Bonnie L. Walters Trust under Agreement dated October 11, 2010, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed on behalf of said Trust for the uses and purposes therein mentioned.

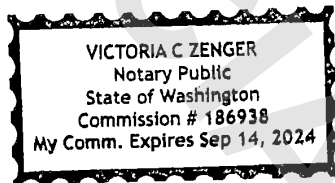
GIVEN under my hand and official seal this 26 day of July, 2022.



V. Zenger  
Print Notary Name: Victoria Zenger  
Notary Public in and for the State of Washington,  
residing at ONE WYOMING, Washington  
My commission expires 9/14/2024

On this day personally appeared before me Cassandra M. Binford, as Co-Trustee of the Montee L. and Bonnie L. Walters Trust under Agreement dated October 11, 2010, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed on behalf of said Trust for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26<sup>th</sup> day of July, 2022.



Print Notary Name: VICTORIA ZELIG  
Notary Public in and for the State of Washington,  
residing at DAUGHTER, Washington  
My commission expires 9/14/2024

# EXHIBIT A

# MONTEE L. AND BONNIE L. WALTERS TRUST

## AMENDMENT THREE

TRUSTOR BONNIE L. WALTERS, pursuant to the rights reserved by Trustor in Article II, Paragraph 2.1 of the MONTEE L. AND BONNIE L. WALTERS TRUST dated October 11, 2010, hereby amends and modifies said Trust as follows:

Trustor MONTEE L. WALTERS died on November 4, 2019. Trustor BONNIE L. WALTERS is determining whether disclaim any or all of Trustor MONTEE L. WALTERS'S interest in the Trust. If she does disclaim, then nothing contained in this document in any way is meant to alter the disposition of the assets that were attributable to Trustor MONTEE L. WALTERS, as of the date of his death, and were disclaimed. Those disclaimed assets would then be accounted for in the MONTEE L. WALTERS FAMILY TRUST. Trustor BONNIE L. WALTERS reserves her right to amend her MARITAL TRUST in any way she chooses or may revoke all or any part of it.

Pursuant to the provisions of Paragraph 6.1 of ARTICLE VI, said Paragraph is hereby modified and amended in its entirety, as to the Marital and the Family Trust (if established) to read as follows:

- 6.1 Acting and Successor Trustees. Acting Co-Trustees are Trustor Bonnie L. Walters and Trustors' daughter, Sandra L. Stanford. In the event of the death, incapacity (as defined in Paragraph 3.4 hereof), or resignation of either Bonnie or Sandra, the other and Trustors'

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granddaughter, Cassandra M. Binford, shall be Co-Trustees. In the event of the death, incapacity, or resignation of a Co-Trustee, the other and Trustors' grandson, Nathanael D. Stanford, shall be Co-Trustees. Thereafter, in the event of the death, incapacity or resignation of a Co-Trustee, the other shall continue to serve as sole Trustee.

6.1.1 Marital Trust. As to the Marital Trust, survivor Trustor shall have the right acting alone, in her sole and absolute discretion, unless incapacitated, to change, remove or add to the successor or acting Trustee or Trustees named herein; and this right shall not be considered in conflict with Paragraph 2.1.

6.1.2 Family Trust. As to the Family Trust, if established, survivor Trustor shall have the right acting alone, in her sole and absolute discretion, unless incapacitated, to change, remove or add to the successor or acting Trustee or Trustees named herein, however, said designee or designees shall be limited to Trustors' children or lineal descendants or a corporate Trustee authorized by law to act as Trustee; and this right shall not be considered in conflict with Paragraph 2.1. Additionally, survivor Trustor shall not be allowed to change or remove the successor or acting Trustee (Co-Trustees shall be considered one Trustee for purposes of this paragraph) of the Family Trust more than once more.

Unless stated otherwise, this Article VI shall determine the Trustees of all trusts created by this Trust.

IN WITNESS WHEREOF, Trustor hereby ratifies and confirms this Trust and its Schedules, as amended, and Trustees hereby assent to this Amendment Three, dated December 13, 2019.

Bonnie L. Walters, Co-Trustee  
BONNIE L. WALTERS, TRUSTOR, CO-TRUSTEE

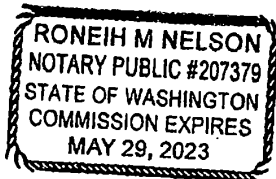
Sandra L. Sanford, Co-Trustee  
SANDRA L. SANFORD, CO-TRUSTEE

## ACKNOWLEDGMENT

STATE OF WASHINGTON,       )  
County of Island,        ) ss.  
  )

On this day personally appeared before me BONNIE L. WALTERS, to me known to be the individual described in and who executed the within and foregoing AMENDMENT THREE of the MONTEE L. AND BONNIE L. WALTERS TRUST and its SCHEDULES and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal December 13, 2019.



Roneih M. Nelson  
NOTARY PUBLIC: Roneih M. Nelson  
In and for the State of Washington  
My appointment expires: May 20, 2023



# 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.