

202208310014
08/31/2022 08:53 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Cory Scott Campbell
25791 Helmick Rd
Sedro Woolley, Washington 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022 3578
AUG 31 2022

Amount Paid \$
Skagit Co. Treasurer
By LT Deputy

QUITCLAIM DEED

(Revised Code of Washington § 64.04.050)

The Grantor, Cory Scott Campbell, also shown of record as Cory Campbell, an unmarried man, with an address of 25791 Helmick Rd, Sedro Woolley, Washington 98284 (the "Grantor"), for and in consideration of Grantor's intent to make a gift of the Property described herein to the Grantees and no other consideration, hereby conveys and quitclaims unto Cory Scott Campbell, an unmarried man, with an address of 25791 Helmick Rd, Sedro Woolley, Washington 98284 and Naomi Quinn Sullivan, an unmarried woman, with an address of 25791 Helmick Rd, Sedro Woolley, Washington 98284, as joint tenants with right of survivorship (collectively, the "Grantees"), all of Grantor's right, title, interest, and claim in or to the real property located in Skagit County, Washington, described as follows (the "Property"):

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 25 RODS OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 8, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., WITH THE NORTH LINE OF THE COUNTY ROAD; THENCE NORTH 575 FEET; THENCE EAST 220 FEET; THENCE SOUTH TO THE NORTH LINE OF SAID COUNTY ROAD; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF THE COUNTY ROAD TO THE POINT OF BEGINNING; EXCEPT THE FOLLOWING DESCRIBED PARCEL 1: PARCEL 1: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 25 RODS OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 8, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. WITH THE NORTH LINE OF THE COUNTY ROAD; THENCE NORTH 250 FEET; THENCE EAST 220 FEET; THENCE SOUTH TO THE NORTH LINE OF SAID COUNTY ROAD; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF THE COUNTY ROAD TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING DRIVEWAY AS THE SAME EXISTED ON JULY 10, 1980, ON THE EAST 30 FEET OF THE LAND HEREIN DESCRIBED AS PARCEL 1. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Property Tax Parcel or Account Number: P38668
Property Address: 25791 HELMICK ROAD, SEDRO-WOOLLEY, WA 98284

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantees and Grantees' successors and assigns, forever.

By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Grantees. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

Signed by the Grantor, Cory Scott Campbell, on AUGUST 30, 2022.


Cory Scott Campbell

STATE OF WASHINGTON
CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Cory Scott Campbell is the person who appeared before me, and said person acknowledged that he signed the Quitclaim Deed and acknowledged it to be his free and voluntary act for the purposes mentioned in the Quitclaim Deed.

Dated: August 30, 2022

Notary Public
State of Washington
Tiffany A Guwin
[SEAL]
Commission No. 22016105
Commission Expires 03-10-26


NOTARY PUBLIC

My appointment expires: 03/10/26

PREPARED BY:
Cory Scott Campbell
25791 Helmick Rd
Sedro Woolley, Washington 98284



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.