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10/13/2022 12:07 PM Pages: 1 of 4 Fees: $206.50
Skagit County Auditor

File for record and return to:
Karen Frisbee
26272 Minkler Road
Sedro-Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By BI
Date 10-13-22

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR:	Karen L. Frisbee
GRANTEES:	Shawn C. Frisbee and Celeste N. Frisbee
ADDRESSES:	26272 Minkler Road, Sedro-Woolley, WA 98284
PARCEL NUMBERS:	1) P39218 / 350516-3-003-0007 2) P39221 / 350516-3-006-0004
ABBREVIATED LEGALS:	1) (10.0000 ac) CU F&A #4 AF#800460 1975: SW1/4 NE1/4 SW1/4 & W 20FT OF N1/2 NE1/4 SW1/4, SECTION 16, T 2) (9.5600 ac) CU F&A #4 AF#800460 1975: THAT PTN OF E1/2 NW1/4 SW1/4, SECTION 16, TOWNSHIP 35 NORTH, R
SUBJECT TO:	Easements, restrictions and reservations of record

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GRANTOR. The Grantor is Karen L. Frisbee, whose mailing address is 26272 Minkler Road, 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:

Parcel A: (P39221)

That portion of the East ½ of the Northwest ¼ of the Southwest ¼ in Section 16, Township 35 North, Range 5 East, W.M., lying south of the state highway; EXCEPT mineral rights as reserved by the State of Washington in deed recorded March 5, 1915, as Auditor's File No. 106780.

Parcel B: (P39218)

The Southwest ¼ of the Northeast ¼ of the Southwest ¼ and the West 20 feet of that part of the Northwest ¼ of the Northeast ¼ of the Southwest ¼, lying South of the paved highway, ALL in Section 16, Township 35 North, Range 5 East, W.M.; EXCEPT mineral rights as reserved by the State of Washington in deed recorded June 13, 1911, as Auditor's File No. 85250.

SUBJECT TO mineral reservations and right to enter and remove same as reserved in Deeds from the State of Washington recorded under Skagit Auditor's File No's. 105789 and 85250, easement for electric transmission line of Puget Sound Power and Light Company as contained in documents recorded June 30, 1925, under Skagit Auditor's File No's. 815357 and 815358.

PRIMARY BENEFICIARY. The Grantor, Karen L. Frisbee, designates Shawn C. Frisbee and Celeste N. Frisbee as the primary beneficiaries (in equal shares by right of representation).

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).

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DATED This 13 **day of** October **2022.**

Karen L. Frisbee

Karen L. Frisbee

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Karen L. Frisbee, who executed the within and foregoing instrument 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 on this 13 **day of** October**, 2022.**

JUDY Y ZAVALA
COMM. NO. 47292
NOTARY PUBLIC
COMM. EXP. 10/01/2025
STATE OF WASHINGTON

Judy Zavala

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

Burlington

Commission Expires: 10-01-2025

Judy Zavala

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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 A