

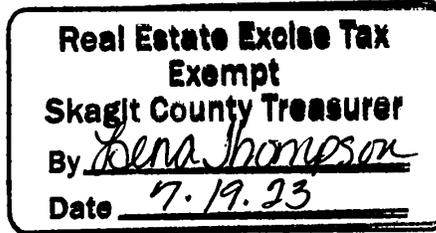


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07/19/2023 04:08 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

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: Eugene G. Ford and Maureen A. Ford, husband and wife

GRANTEE: 1) Survivor of Grantors
2) Lance Eugene Ford and Christian George Ford

ADDRESS: No Situs
PARCEL NUMBER: P44688 / 350925-4-002-0209
ABBREVIATED LEGAL: LOT 1, SHORT PLAT NO. 36-88, RECORDED UNDER AUDITOR'S FILE NO. 8902030001 AND BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.

ADDRESS: 53525 Shular Road, Rockport, WA 98283
PARCEL NUMBER: P44689 / 350925-4-002-0308
ABBREVIATED LEGAL: (2.8600 ac) (TITLE ELIMINATION) INC M/H 96 MARLETTE/DESERTMANOR 66X26 S/N H012761AB LOT 2 S/P 36-68 REC AF#8902030001 BEING PTN OF N1/2 SE1/4, SECTION 25, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., LY NLY OF SHULAR RD

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantors are Eugene G. Ford and Maureen A. Ford, whose mailing address is 53525 Shular Road, Rockport, WA 98283.

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:

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Lot 1, Short Plat No. 36-88, approved January 30, 1989, recorded February 3, 1989 in Book 8 of Short Plats, page 105, under Auditor's File No. 8902030001 and being a portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 9 East, W.M.

TOGETHER WITH that portion of the following described Parcel A which lies East of the following described Line X:

Parcel A

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision, 20 feet North of the center line of the County Road known as the Shular Road; thence Northeasterly along the North line of said Shular Road to a point that is 185 feet East of the West line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North on a line that is parallel to and 185 feet East of the West line of said subdivision, a distance of 95 feet; thence North 35 degrees West to an intersection with a line extended East from a point 210 feet North of the point of beginning; thence West on said line to a point 210 feet North of the point of beginning; thence South 210 feet to the point of beginning.

Line X

Begin at the Southeast corner of the above described Parcel A; thence Southwesterly along the North line of the Shular Road a distance of 65 feet the true point of beginning; thence North parallel with the West line of Parcel A to a point of the North line of Parcel A, the termination point of this line description.

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Lot 2, Short Plat No. 36-88, approved January 30, 1989, recorded February 3, 1989, in Book 8 of Short Plats, page 105, under Auditor's File No. 8902030001, and being a portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 9 East, W.M.

PRIMARY BENEFICIARY. The Grantors, Eugene G. Ford and Maureen A. Ford, husband and wife, designate the survivor of Eugene G. Ford and Maureen A. Ford (the Surviving Grantor) as the primary beneficiary.

ALTERNATE BENEFICIARY. Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiaries, in equal shares:

Lance Eugene Ford and Christian George Ford

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. Recording 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 under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 14 day of July, 2023.

Eugene G. Ford
Eugene G. Ford
Maureen A. Ford
Maureen A. Ford

STATE OF WASHINGTON) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me **Eugene G. Ford** and **Maureen A. Ford**, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on this 14 day of July, 2023



Wendy L. Friedberg
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley, WA
Commission Expires: 10-1-23



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