

When recorded return to:

Leonard A. Hagen
152 3rd Ave. S., Suite 107
Edmonds, WA 98020

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20237426
Date 07/27/2023

QUIT CLAIM DEED

Grantors: James N. Bertelson and Sherie L. Bertelson, husband and wife
Grantees: James N. Bertelson and Sherie L. Bertelson, Trustees of the James and Sherie Bertelson Living Trust dated April 6, 2023
Abbreviated Legal: SE Qtr Sec 36 Twn 34 Rng 02, Ptn Lots 9 and 10, Block L, LaConner
Tax Parcel No.: P74006
XrefID No.: 4123-012-010-0007

THE GRANTORS, James N. Bertelson and Sherie L. Bertelson, husband and wife, for and in consideration of ten dollars and other good and valuable consideration, in hand paid, conveys and quit claims to GRANTEES, James N. Bertelson and Sherie L. Bertelson, Trustees of the James and Sherie Bertelson Living Trust dated April 6, 2023, the following described real estate situated in the County of Skagit, State of Washington together with all after acquired title of the grantor herein:

Legal Description: See Exhibit "A" attached hereto and made a part hereof.

Subject To: Covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, and subject to Exhibit "B" attached hereto and made a part hereof.

Dated: June 23, 2023


James N. Bertelson, Grantor


Sherie L. Bertelson, Grantor

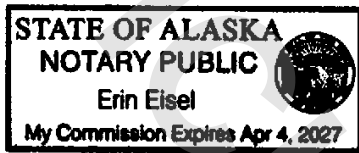
STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

I certify that I know or have satisfactory evidence that James N. Bertelson and Sherie L. Bertelson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 23, 2023

(Seal)

Witness my hand and official seal



Erin Eisel
Notary Public in and for Alaska
My commission expires: April 4, 2023

Exhibit "A"

PARCEL A:

LOTS 9 AND 10, BLOCK L, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOT 10, BLOCK L, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10;
THENCE NORTH 30°56' EAST ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 49°13'23" EAST, A DISTANCE OF 26.04 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10, WHICH POINT BEARS NORTH 89°43' EAST A DISTANCE OF 30.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 10;
THENCE SOUTH 89°43' WEST ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE TOWN OF LACONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

An easement for ingress and egress to Lot 9 over and across Lot 8, all in Block L, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872" as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 8;
Thence North 30°56' East along the Southeasterly right-of-way line of Third Street as platted a distance of 20.00 feet;
Thence South 29°40'30" East a distance of 19.63 feet to a point on the South line of said Lot 8 which bears North 89°43' East a distance of 20.00 feet from the Southwest corner of said Lot 8;
Thence South 89°43' West along the South line of said Lot 8 a distance of 20.00 feet to the Southwest corner of said Lot 8 and the point of the beginning of this easement description.

Situate in the Town of LaConner, 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.