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Skagit County Auditor

File for record and return to:

Stiles & Lehr Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

<p>Real Estate Excise Tax Exempt Skagit County Treasurer By <u><i>Dena Thompson</i></u> Date <u>7.31.23</u></p>

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Dale Pineda and Marilyn L. Pineda, husband and wife

GRANTEE: 1) Survivor of Grantors
2) Erin Michelle Greene and Anthony David Pineda

ADDRESS: 24893 Hansen Creek Road, Sedro Woolley, WA 98284

PARCEL NUMBER: P51147 / 360532-2-004-0107; P51140 / 360531-0-010-0137

ABBREVIATED LEGAL: Portions of S.E. ¼ Sec. 31 & S.W. ¼ Sec. 32 Twp. 36 N,
Rge. 5 E, W.M. in Book 9 of Surveys at page 128 under
Auditor's File Number 9002230005.

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantors are Dale Pineda and Marilyn L. Pineda, whose mailing address is 24893 Hanson Creek Rd, 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:

See attached Exhibit A for legal description.

PRIMARY BENEFICIARY. The Grantors, Dale Pineda and Marilyn L. Pineda, husband and wife, designate the survivor of Dale Pineda and Marilyn L. Pineda (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:

Erin Michelle Greene and Anthony David Pineda

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 25th day of July, 2023.

Dale Pineda

Dale Pineda

Marilyn L. Pineda

Marilyn L. Pineda

STATE OF WASHINGTON) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me **Dale Pineda** and **Marilyn L. Pineda**, 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 25th day of July, 2023



Sarah A. Stiles

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

Sedro - Woolley

Commission Expires: 10-26-26

EXHIBIT A

Legal Descriptions

P51140 / 360531-0-010-0137 and P51147 / 360531-0-010-0707

That portion of Parcel "A" lying northeasterly of the following described line;

BEGINNING at a point on the mean centerline of Hansen Creek which is due North 1115.86 feet and due West 264.88 feet from the Southeast corner of Section 31, Township 36 North, Range 5 East, W.M.; thence South 42° 48' 46" West along the mean centerline of Hansen Creek 120 feet to the beginning of the herein described line; thence South 47° 11' 14" East 1409.69 feet to the intersection with a line parallel to and 20 feet Westerly of the centerline of a road built by the Northern State Hospital as said road existed on April 5, 1938, and the terminus of the said line.

PARCEL "A":

That portion of the East half of the Southeast quarter of Section 31, Township 36 North, Range 5 East, W.M., lying Southeasterly of Hanson Creek (which also appears of record as Hansen Creek) as the same existed on September 13, 1919. EXCEPT that portion thereof lying west of a line 462 feet East of the West line of said Southeast quarter of the Southeast quarter.

TOGETHER WITH that portion of the Southwest quarter of the Southwest quarter of Section 32, Township 36 North, Range 5 East, W.M., lying Westerly of a line parallel to and 20 feet Westerly of the centerline of a road built by the Northern State Hospital, as said road existed on April 5, 1938.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

That portion of said Parcel "A" lying Southwesterly of a line 20 feet from and parallel to the most Northeasterly boundary line of Tract 4 of Skagit County Short Plat No. 62-78, approved August 14, 1978, recorded August 14, 1978 in Volume 2 of Short Plats, Page 249, under A.F. No. 885418, Records of Skagit County, Washington; being a portion of the Southeast ¼ of Section 31, Township 36 North, Range 5 East, W.M., and of the Southwest ¼ of Section 32, Township 36 North, Range 5 East, W.M., EXCEPT beginning at the most Easterly corner of said Lot 4, (the Northeasterly line of said Lot 4 bears North 47°11'14" West); thence North 42°48'46" East 20.00 feet; thence North 47°11'14" West 79.75 feet; thence South 28°00'00" East 60.85 feet to the intersection with said Northeasterly Line of Lot 4; thence South 47°11'14" East 22.28 feet to the true point of beginning.

TOGETHER WITH PARCEL "B"

That portion of Tract 4 of said Skagit County Short Plat No. 62-78, approved August 14, 1978, in Volume 2 of Short Plats, Page 249, under Auditor's File No. 885418, Records of Skagit County, Washington; Being a portion of the Southeast Quarter of Section 31, Township 36 North, Range 5 East, W.M., and of the Southwest quarter of Section 32, Township 36 North, Range 5 East W.M., lying Southeasterly of a line 20 feet Northwesterly from and parallel to the following described line:

Beginning at the most Southwesterly corner of said Tract 4 where said corner meets with the most Northwesterly corner of Tract 3 of the same said Short Plat; thence North 68°57' East 150 feet; thence South 47°11'14" East 113.98 feet; thence North 68°57' East, 258.09 feet to the terminus of said line.

Said parallel line shall extend to the most Westerly line of said Tract 4, said Westerly line also being the centerline of Meadowlark Lane as shown on the face of said Short Plat No. 62-78.

All said property being situated in the County of Skagit, State of Washington.



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 B