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
09/08/2023 01:47 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7990

SEP 8 2023

Amount Paid \$ ~~0~~

By  Skagit Co. Treasurer
Deputy

After recording mail to:

Stiles & Lehr Inc., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro-Woolley, WA 98284

Grantor: Irene C. Jech-Johnson
Grantee: Amanda N. Cope
Legal : Ptn GL 3, Section 36, TWP 34N, R4E., W.M.
Tax Parcel #: 340436-0-044-0002 (P29917)

QUIT CLAIM DEED

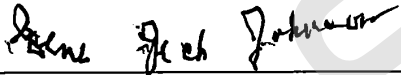
The Grantor, IRENE C. JECH-JOHNSON, for and in consideration of terminating a life estate and clearing title, conveys and quit claims unto AMANDA N. COPE, a married woman as her own separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

SEE ATTACHED EXHIBIT A

The Grantor herein is executing this deed for the express purpose of transferring all right, title and interest in the property to Amanda N. Cope, including the life estate granted to Irene C. Jech-Johnson by the Personal Representative's Deed recorded on May 4, 2015 under AF#201505040108.

This transfer to clear title and terminate a life estate is exempted from the real estate excise tax pursuant to WAC 458-61A-215(1).

Dated this 1 day of September, 2023



Irene C. Jech-Johnson

GIVEN UNDER my hand and official seal this 1 day of September, 2023



Robert D. Steele
NOTARY PUBLIC - 15

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

Commission Expires: 6-20-2026

EXHIBIT A**LEGAL DESCRIPTIONS**

- (a) That portion of Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said Lot 3, 1,000 feet North of the Southwest corner thereof; thence South $71^{\circ}50'$ East 615.22 feet to the East line of the H.C. Peters County Road; thence South $17^{\circ}25'12''$ West along the East line of said County Road 116 feet to the true point of beginning of this description; thence from said true point of beginning, continue South $17^{\circ}25'12''$ West along the East R/W line of said County Road 113.57 feet, more or less, to the North line of that certain tract of land conveyed to James M. Grimes, a widower, by deed dated April 22, 1944, and recorded under A.F. #370960; thence East along the North line of said Grimes tract 250.8 feet, more or less, to the shore line of Big Lake; thence Northerly along said shore line 72.7 feet, more or less, to a point that bears South $78^{\circ}20'48''$ East from the true point of beginning; thence North $78^{\circ}20'48''$ West 241.8 feet, more or less, to the true point of beginning.

- (b) A tract of land in Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the H.C. Peters Road which is 599.88 feet North and 522.18 feet East of the Southwest corner of Lot 3 (the West line of said Lot 3 bears North $1^{\circ}52'50''$ East and the South line of Lot 3 bears North $89^{\circ}59'$ East); thence North $89^{\circ}59'$ East on a line parallel with and 600 feet North of the South line of said Lot 3, 102.80 feet to the true point of beginning for this description, said point being on the North line of a tract conveyed to James M. Grimes, a widower, by deed dated April 22, 1944, and recorded under A.F. #370960; thence North $89^{\circ}59'$ East 148.00 feet; thence South $18^{\circ}53'30''$ West 38.06 feet; thence North $75^{\circ}08'$ West 140.37 feet to the true point of beginning.

- (c) A tract of land in Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said Lot 3, 1,000 feet North of the Southwest corner thereof (the West line of Lot 3 bears North $1^{\circ}52'50''$ East); thence South $71^{\circ}50'$ East 615.22 feet to the East line of the H.C. Peters County Road; thence South $17^{\circ}25'12''$ West along the East line of said road 116.0 feet to the true point of beginning for this description; thence South $78^{\circ}20'48''$ East 241.80 feet; thence North $70^{\circ}25'30''$ West 64.76 feet; thence North $78^{\circ}20'48''$ West 176.77 feet to the East line of above mentioned county road; thence South $17^{\circ}25'12''$ West 8.93 feet to the true point of beginning.

- (d) A portion of Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at a point which is 599.88 feet North and 552.18 feet East of the Southwest corner of said Lot 3 (the West line of Lot 3 bears North $1^{\circ}52'50''$ East, and the South line of Lot 3 bears North $89^{\circ}59'$ East; thence North $89^{\circ}59'$ East on a line parallel with and 600 feet North of the South line of said Lot 3, a distance of 250.8 feet to the point of beginning of this description; thence South $18^{\circ}53'30''$ West, a distance of 38.06; thence South $75^{\circ}08'$ East, a distance of 20 feet, more or less, to the shore of Big Lake; thence Northwesterly along the shore of Big Lake to a point which bears North $89^{\circ}59'$ East from the point of beginning; thence South $89^{\circ}59'$ West, a distance of 30 feet, more or less, to the point of beginning.

All 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