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12/21/2023 03:32 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

NORTH SOUND LAW GROUP, PLLC
300 N. Commercial Street
Bellingham, WA 98225
(360) 671-0700

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By [Signature]
Date 12/21/23

Document Title: Revocable Transfer on Death Deed
Grantor: CHERYL J. MINAKER
Grantees: DELBERT M. SAMUELSEN and CHARLY E. SAMUELSEN
Abbreviated Legal Description: S17 T34N R04E - Lot 4, Block 1, Corredig Addition
Assessor's Tax/Parcel Number: 3716-001-004-0003 / P52595

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR. The Grantor is CHERYL J. MINAKER, an unmarried person, whose mailing address is 1601 N. 19th St., Mount Vernon, WA 98273.

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 legally described as follows:

Lot 4, Block 1, "CORREDIG'S ADDITION", as per plat recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington.

BENEFICIARIES. The Grantor designates the following beneficiaries if the beneficiary survives the Grantor: DELBERT M. SAMUELSEN, an unmarried person, whose current mailing address is 9533 District Line Rd., Burlington, WA 98233; and CHARLY E. SAMUELSEN, an unmarried person, whose current address is 614 S. Holly St., Burlington, WA 98233.

TRANSFER ON DEATH. After Grantor's 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 beneficiary as designated above. Before the Grantor's death, the Grantor has 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 82.45010(3)(b) and WAC 458-61A-202.

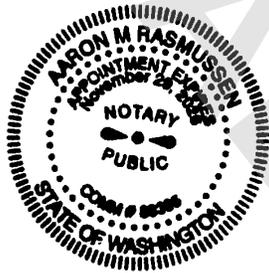
DATED this 21st day of December, 2023.

Cheryl J. Minaker
CHERYL J. MINAKER

STATE OF WASHINGTON)
 : ss
COUNTY OF SKAGIT)

On this day personally appeared before me CHERYL J. MINAKER, to me known to be the individual described in and 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.

WITNESS my hand and official seal this 21st day of December, 2023.



Aaron M. Rasmussen
NOTARY PUBLIC in and for the State of
Washington, residing at Mf. Vernoh
My Commission Expires: 11/29/26



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.