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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

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer

By Jenna Thompson
Date 3.20.24

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Thomas E. Moore and Terril A. Moore, husband and wife

GRANTEE: 1) Survivor of Grantors
2) Joey Thomas Moore, Jehra Christopher Moore and Jay Austin Moore

ADDRESS: 7962 State Route 9, Sedro Woolley, WA 98284
204 Puget Street, Sedro Woolley, WA 98284

PARCEL NUMBER: P36233 / 350412-0-008-0003
P76799 / 4166-026-011-0103

ABBREVIATED LEGAL: SE SE, 12-35-4
PTN LOTS 10 & 11, BLK 26, JUNCTION ADD. TO SEDRO

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantors are Thomas E. Moore and Terril A. Moore, whose mailing address is 7962 State Route 9, Sedro Woolley, WA 98284.

LEGAL DESCRIPTION. The real properties that are the subject of this Revocable Transfer on Death Deed are situated in the County of Skagit, State of Washington, and are legally described as follows:

See attached EXHIBIT A for legal descriptions.

PRIMARY BENEFICIARY. The Grantors, Thomas E. Moore and Terril A. Moore, husband and wife, designate the survivor of Thomas E. Moore and Terril A. Moore (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:

Joey Thomas Moore, Jehra Christopher Moore and Jay Austin Moore

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 19th day of march, 2023.

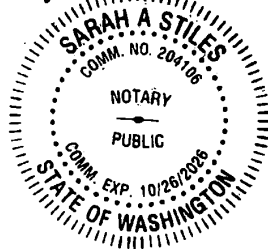
Thomas E. Moore
Thomas E. Moore

Terril A. Moore
Terril A. Moore

STATE OF WASHINGTON) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me **Thomas E. Moore** and **Terril A. Moore**, 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 19th day of march, 2023



Sedro Woolley
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 10-26-26



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.

EXHIBIT B

EXHIBIT A

Legal Descriptions

P36233 / 350412-0-008-0003

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 35 north, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
thence South $88^{\circ}44'$ West along the South line of said subdivision 293.1 feet;
thence North $17^{\circ}42'30''$ West 20.85 feet to the North line of the Basset Road;
thence continue North $17^{\circ}42'30''$ West 209.74 feet to the true point of beginning of this description;
thence North $58^{\circ}10'30''$ West 87.64 feet;
~~thence North $31^{\circ}02'30''$ West 210.24 feet;~~
thence North $45^{\circ}39'07''$ East 57.55 feet;
thence North $57^{\circ}22'15''$ East 118.50 feet;
thence South $16^{\circ}58'$ East 56.57 feet;
thence South $13^{\circ}44'30''$ East 89.16 feet;
thence South $22^{\circ}06'$ West 61.75 feet;
thence South $11^{\circ}42'30''$ East 135.36 feet to the true point of beginning.

TOGETHER WITH a perpetual non-exclusive easement on the road now constructed from State Highway No. 9, to the Southerly part of said property on what is known as Loch-Haven Drive.

Situate in the County of Skagit, State of Washington.

P76799 / 4166-026-011-0103

The East $\frac{1}{2}$ of Lots 10 and 11, Block 26, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", as per Plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington.

~~Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.~~