



202404010028

04/01/2024 09:59 AM Pages: 1 of 5 Fees: \$307.50  
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 Bena Thompson  
Date 4.1.24

**REVOCABLE TRANSFER ON DEATH DEED**

GRANTOR: James E. Elliott and Susan C. Elliott, husband and wife

GRANTEE: 1) Survivor of Grantors  
2) Julie M. Lanese, Stephanie G. Elliott and  
Laurel E. Mitchell

ADDRESS: 1) 20445 Prairie Road, Sedro Woolley, WA 98284  
2) no situs  
3) no situs  
4) no situs  
5) no situs

PARCEL NUMBERS: 1) P50658  
2) P35742  
3) P50657  
4) P50656  
5) P50622

ABBREVIATED LEGAL: 1) Ptn SE 1/4 of SE 1/4, 33-36-4 E.W.M.  
2) Lot 1, 4-35-4 E.W.M.  
3) Ptn SE 1/4 of SE 1/4, 33-36-4 E.W.M.  
4) Ptn of the NE 1/4 of NE 1/4, 4-35-4 E.W.M.  
5) Pt SW 1/4, 33-36-4 E.W.M.

SUBJECT TO: Easements, restrictions and reservations of record

**GRANTOR.** The Grantors are James E. Elliott and Susan C. Elliott, whose mailing address is 11659 West 40th Circle, Wheat Ridge, CO 80033.

**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 DESCRIPTION

**PRIMARY BENEFICIARY.** The Grantors, James E. Elliott and Susan C. Elliott, husband and wife, designate the survivor of James E. Elliott and Susan C. Elliott (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:

Julie M. Lanesey, Stephanie G. Elliott and Laurel E. Mitchell

**TRANSFER ON DEATH.** The Grantors transfer all of the Grantors' interest in the described properties, including without limitation any after acquired title of the Grantors, to the beneficiaries set forth above. Before the Grantors' deaths, the Grantors retain 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).

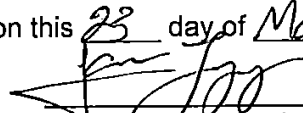
DATED this 23 day of March, 2024.

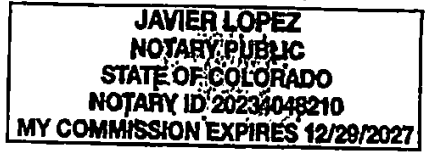
  
James E. Elliott  
  
Susan C. Elliott

STATE OF Colorado ) ss:  
COUNTY OF Jefferson )

On this day personally appeared before me **James E. Elliott**, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on this 23 day of March, 2024

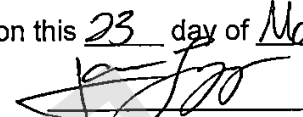
  
NOTARY PUBLIC in and for the  
State of ~~Washington~~, residing at  
10403 W Colfax Ave  
Commission Expires: 12/29/2027

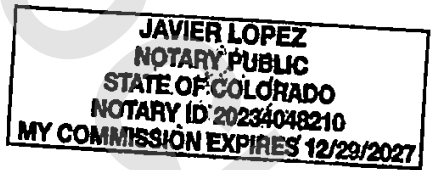


STATE OF Colorado ) ss:  
COUNTY OF Jefferson )

On this day personally appeared before me **Susan C. Elliott**, 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 mentioned.

GIVEN UNDER my hand and official seal on this 23 day of March, 2024

  
NOTARY PUBLIC in and for the  
State of ~~Washington~~, residing at  
10403 W Colfax Ave  
Commission Expires: 12/29/2027



## EXHIBIT A

PARCELA:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  (Government Lot 1) of Section 4, Township 35 North, Range 4 East, W.M., lying Northerly of the Samish River and West of that County road known as Prairie Road,

AND the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 33, Township 36 North, Range 4 East, W.M., lying West of that County road known as Prairie Road,

EXCEPT that portion of the said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 33, Township 36 North, Range 4 East, W.M., lying West of that County road known as Prairie Road, said portion being described as follows:

Beginning at the Northwest corner of the said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 33;  
thence South 346 feet;  
thence North  $70^\circ$  East, for a distance of 1,012 feet;  
thence West to the point of beginning,

AND EXCEPT that portion of Government Lot 1, Section 4, Township 35 North, Range 4 East, W.M., and that portion of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 33, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West side of the County road known as Prairie Road 350 feet North (as measured along said road) of the center of the West side of the bridge over the Samish River;  
thence West 270 feet;  
thence North parallel to said County road, 322.2 feet;  
thence East 270 feet to the West line of said road;  
thence Southerly along said West line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL B:

The South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; AND the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; all in Section 33, Township 36 North, Range 4 East, W.M.



## 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.

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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 A