

Filed for Record at the Request of:  
CSD ATTORNEYS AT LAW P.S.  
1500 Railroad Avenue  
Bellingham, WA 98225  
(360) 671-1796

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20240601  
Date 05/14/2024

**QUITCLAIM DEED**

Grantor(s): TIMOTHY E. LARSEN AND GEORGI A. LARSEN  
Grantee(s): TIMOTHY E. LARSEN AND GEORGI A. LARSEN, TRUSTEES OF THE  
LARSEN FAMILY TRUST  
Legal Description(s): LOT 2, SKAGIT COUNTY SHORT PLAT NO 90-82  
Tax Parcel No(s): P108141/ XrefID 330517-2-001-1200  
Ref. No(s): N/A

THE GRANTORS, TIMOTHY E. LARSEN AND GEORGI A. LARSEN, for good and valuable consideration, do hereby quit claim to TIMOTHY E. LARSEN AND GEORGI A. LARSEN, TRUSTEES OF THE LARSEN FAMILY TRUST, Grantors' entire interest in and to the real estate, which is legally described below, including all after acquired title, situate in the County of Skagit, State of Washington:

SEE EXHIBIT "A", ATTACHED HERETO.

This Quitclaim Deed is an absolute conveyance of title to the foregoing property. This Quitclaim Deed is not intended as a mortgage, trust, conveyance, or security of any kind.

DATED this 10 day of May, 2024.

  
TIMOTHY E. LARSEN

  
GEORGI A. LARSEN

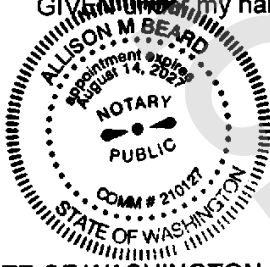
STATE OF WASHINGTON )

) ss.

COUNTY OF WHATCOM )

On this day personally appeared before me TIMOTHY E. LARSEN, to me known to be the individual, or individuals described in and 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 therein mentioned.

GIVEN under my hand and official seal this 10 day of May, 2024.



*Alison M. Beard*  
 Print Name: Alison M. Beard  
 NOTARY PUBLIC in and for the  
 State of Washington, Residing at Bellingham, WA  
 My Commission Expires: 8/14/27

STATE OF WASHINGTON )

) ss.

COUNTY OF WHATCOM )

On this day personally appeared before me GEORGI A. LARSEN, to me known to be the individual, or individuals described in and 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 therein mentioned.

GIVEN under my hand and official seal this 10 day of May, 2024.



*Alison M. Beard*  
 Print Name: Alison M. Beard  
 NOTARY PUBLIC in and for the  
 State of Washington, Residing at Bellingham, WA  
 My Commission Expires: 8/14/27

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL A:**

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 90-82, APPROVED JULY 1, 1990, RECORDED JULY 3, 1991, IN VOLUME 9 OF SHORT PLATS, PAGE 385, UNDER AUDITOR'S FILE NO. 9107030007, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL B:**

THAT PORTION OF THE 100-FOOT-WIDE RAILROAD RIGHT OF WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY, RUNNING NORTH AND SOUTH THROUGH THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, WHICH LIES EAST OF THE CENTERLINE OF SAID RIGHT OF WAY AND WITHIN SAID SUBDIVISION, AND WHICH LIES BETWEEN THE WESTERLY EXTENSION OF THE NORTHERLY AND SOUTHERLY LINES OF SAID LOT 2, SKAGIT COUNTY SHORT PLAT NO. 90-82, APPROVED JULY 1, 1990, RECORDED JULY 3, 1991, IN VOLUME 9 OF SHORT PLATS, PAGE 385, UNDER AUDITOR'S FILE NO. 9107030007, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL C:**

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER, UNDER AND ACROSS CAVANAUGH COURT, AS SHOWN ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 90-82, APPROVED JULY 1, 1990, RECORDED JULY 3, 1991, IN VOLUME 9 OF SHORT PLATS, PAGE 385, UNDER AUDITOR'S FILE NO. 9107030007, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, 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.