



202407230055

07/23/2024 03:40 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

NORTH SOUND LAW GROUP, PLLC
300 NORTH COMMERCIAL STREET
BELLINGHAM, WASHINGTON 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 1480
JUL 23 2024

Amount Paid \$ 6
Skagit Co. Treasurer
By *LT* Deputy

DOCUMENT TITLE:

BARGAIN AND SALE DEED

REFERENCE NUMBER OF RELATED DOCUMENT: n/a

GRANTOR(S):

WENDY SPENCER CARTER, Personal
Representative of the Estate of PATSY
WELTON, Deceased

GRANTEE(S):

ALAN SPENCER CARTER, a married man
as his separate property

ABBREVIATED LEGAL DESCRIPTION:

SP 33-87 LT1 AFN 8710300035

ADDITIONAL LEGAL DESCRIPTION ON:

PAGE(S) 1-2

ASSESSOR'S TAX PARCEL NUMBER(S):

P21177 (340307-0-016-0010)
P133781 (340307-0-016-1010)

BARGAIN AND SALE DEED

The undersigned Grantor, WENDY SPENCER CARTER, as the duly appointed, qualified and acting Personal Representative of the Estate of PATSY WELTON, Deceased, in Probate Cause No. 22-4-00269-29 in Skagit County Superior Court of Washington, and not in her individual capacity, as a distribution of the estate pursuant to Will, does grant, bargain, sell, convey and confirm to ALAN SPENCER CARTER, a married man, the following-described real estate, situated in Whatcom County, Washington:

TRACT 1, OF SKAGIT COUNTY SHORT PLAT NO. 33-87, APPROVED OCTOBER 30, 1987, AND RECORDED OCTOBER 30, 1987, AS AUDITOR'S FILE NO. 8710300035 IN VOLUME 7 OF SHORT PLATS, PAGE 197, RECORDS OF SKAGIT COUNTY WASHINGTON, WHICH LIES IN GOVERNMENT LOTS 8, 10, AND 11, OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

SUBJECT TO: Grants, restrictions, covenants, conditions, declaration, easement, limited access area and by-laws of record.

SITUATED IN COUNTY OF SKAGIT.

The Grantor, for herself and for Grantor's successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications. Grantor does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the said described real estate.

DATED this 6th day of October, 2023.

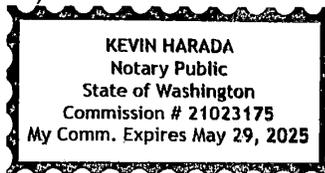
Wendy Spencer Carter

WENDY SPENCER CARTER
Personal Representative of the Estate of
PATSY WELTON, Deceased, and not in her individual capacity

State of Washington)
County of King) ss.

This record was acknowledged before me on (date) October 6th, 2023 by
WENDY SPENCER CARTER as Personal Representative of the Estate of PATSY
WELTON.

(STAMP)



Kevin Harada

(Signature)
Printed Name: Kevin Harada
Notary Public
My commission expires: 05/29/2025



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.