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11/08/2024 01:43 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor

After recording return to:  
FABER FAIRCHILD McCURDY LLP  
400 N. Commercial Street  
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 2873

NOV 08 2024

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *LT* Deputy

**GRANTORS:** NORM NELSON and SHARRIE NELSON, husband and wife, as to their undivided 78% interest; and RYAN SCHOLS, a married man, as his sole and separate property, as to his undivided 22% interest

**GRANTEE:** 23633 RIVER ROAD LLC, a Washington limited liability company

**LEGAL DESC.:** Ptn of Gov Lot 2, Sec. 25; T35N, R4E W.M.

**TAX PARCEL NO.s:** P37608 and P37609

**REFERENCE NO.:** 671066; 760927; 807439

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### QUIT CLAIM DEED

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The Grantors, **NORM NELSON and SHARRIE NELSON**, husband and wife, as to their undivided 78% interest; and **RYAN SCHOLS**, a married man, as his sole and separate property, as to his undivided 22% interest, for and in consideration of a mere change in identity or form of ownership, convey and quit claim to **23633 RIVER ROAD LLC, a Washington limited liability company** the following described real estate, situated in the County of Skagit, State of Washington, including any interest therein which Grantors may hereafter acquire:

That portion of Government Lot 2 in Section 25, Township 35 North, Range 4, East W.M., described as follows:

Beginning at the Northeast corner of said Government Lot 2;  
Thence West along the North line of said Lot 2, a distance of 675 feet;  
Thence continuing West along said North line to the center line of a canal, as located on October 14, 1940;  
Thence Southerly along the center line of said canal to the end thereof;  
Thence due South to the County Road;  
Thence Easterly along the North line of said County to a point 675 feet West of the East line of said Government Lot;  
Thence South parallel to said East line to the North bank of Batey's Slough;  
Thence Easterly along the North bank of Batey's Slough to the East line of said Government Lot 2;  
Thence North along said East line to the point of beginning.

EXCEPT for County roads.

Situated in Skagit County, Washington.

SUBJECT TO: Exhibit "A" Attached hereto and made a part hereof.

Parcel Number(s): P37608 and P37609

Address: 23633 River Road, Sedro Woolley WA 98284

DATED this 5<sup>th</sup> day of SEPTEMBER, 2024.

GRANTORS:

  
NORM NELSON

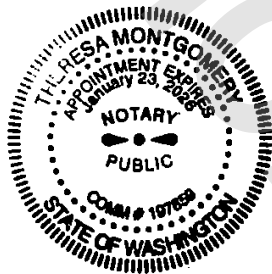
  
SHARRIE NELSON

  
RYAN SCHOLS

STATE OF WASHINGTON )  
 )ss.  
 COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that **NORM NELSON** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 09/05/2024

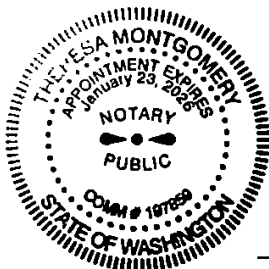


Theresa Montgomery  
 NOTARY PUBLIC, in and for the State of  
 Washington, residing at: Burlington, WA  
 Printed Name: Theresa Montgomery  
 My Commission expires: 01/23/2026

STATE OF WASHINGTON )  
 )ss.  
 COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that **SHARRIE NELSON** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 09/05/2024

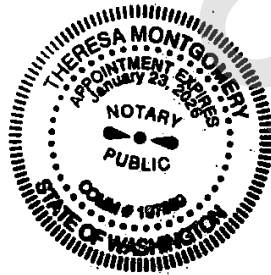


Theresa Montgomery  
 NOTARY PUBLIC, in and for the State of  
 Washington, residing at: Burlington, WA  
 Printed Name: Theresa Montgomery  
 My Commission expires: 01/23/2026

STATE OF WASHINGTON           )  
  )ss.  
COUNTY OF Skagit           )

I certify that I know or have satisfactory evidence that RYAN SCHOLS is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 09/05/2024



Theresa Montgomery  
NOTARY PUBLIC, in and for the State of  
Washington, residing at: Burlington WA  
Printed Name: Theresa Montgomery  
My Commission expires: 01/23/2026

**EXHIBIT A**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Bechtel Corporation, a Delaware Corporation  
Purpose: Pipeline(s) for the transportation of limestone slurry or other substances  
Recording Date: August 31, 1965  
Recording No.: 671066

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: November 22, 1971  
Recording No.: 760927

Transferred  
Recording Date: September 18, 1974  
Recording No: 807439

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

4. City, county or local improvement district assessments, if any.



## 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.