



**202412180033**

12/18/2024 10:27 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20243312  
DEC 18 2024

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

### PERSONAL REPRESENTATIVE'S DEED

**GRANTOR:** Michelle Shultz, as Personal Representative  
of the BETTY ANN FIKE ESTATE  
Skagit County Superior Court Case No. 24-4-00052-29

**GRANTEE:** MICHELLE RENEE SHULTZ, a married woman, as  
her separate property

**Assessors Tax Parcel No:** P67102 / 3941-000-039-0001  
P67103 / 3941-000-040-0008

**Commonly Known as:** 17075 Lake View Blvd, Mount Vernon, WA 98274

THE GRANTOR, MICHELLE SHULTZ, personal representative of the BETTY ANN FIKE ESTATE, Skagit County Cause No. 24-4-00052-29, for and in consideration of distribution under the residuary bequest in decedent's Last Will and Testament, does hereby grant and convey to GRANTEE, MICHELLE RENEE SHULTZ, a married woman as her separate property, that certain real property situated in Skagit County, Washington, legally described as follows:

Lots 39 & 40, PLAT 1, LAKEVIEW TRACTS, according to the plat thereof recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington.

SUBJECT TO restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

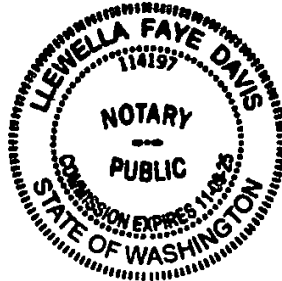
AND SUBJECT TO that Deed of Trust recorded under Skagit County Auditor's File No. 200906260052.

Situate in the County of Skagit, State of Washington.

DATED this 2<sup>nd</sup> day of December 2024.

Michelle Shultz  
MICHELLE SHULTZ, Personal Representative

Given under my hand and official seal this 2nd day of December, 2024.



Minella Hays Davis  
Notary Public, State of Washington  
Residing at: Mount Vernon  
My commission expires: 11-09-25



## 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.

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
01/29/2024

ESTATE OF BETTY ANN FIKE:

No. 24-4-00052-29

LETTERS ADMINISTRATION

**I. BASIS**

- 1.1 BETTY ANN FIKE late of County died intestate on or about December 14, 2023 leaving property in this state subject to administration.
- 1.2 On January 26, 2024 the court appointed MICHELLE SHULTZ administer the estate of the decedent according to law.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT MICHELLE SHULTZ is authorized by this court to administer the estate of the above decedent according to law.

DATED 01/29/2024.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
By Deanna Mallchok, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

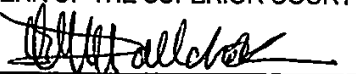
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case, which was entered of record on January 26, 2024.

I further certify that these letters are now in full force and effect.

DATED: 01/29/2024

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY



Deputy Clerk

DEANNA MALLCHOK

