



202412180034

12/18/2024 10:29 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

After Recording Mail To:
Jayne Marsh Gilbert
Gilbert & Gilbert Lawyers, Inc.
314 Pine St., Suite 211
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20243313
DEC 18 2024

Amount Paid \$0
By Skagit Co. Treasurer
K8 Deputy

QUIT CLAIM DEED

THE GRANTOR, **MICHELLE RENEE SHULTZ**, a married person as her separate property, residing at 5040 North Elaina Lane, Eagle, Idaho, for no monetary consideration, conveys, and quit claims to GRANTEES, **MICHELLE RENEE SHULTZ** and **WILLIAM JOHN SHULTZ**, husband and wife, and **QUINN ALBUQUERQUE SHULTZ**, an unmarried person, as joint tenants with right of survivorship and not as tenants in common, all Grantor's interest and any after acquired right, title, and interest in and to real property situated in the County of Skagit, State of 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.

Situate in the County of Skagit, State of Washington.

Tax Parcel Nos. P67102 / 3941-000-039-0001; P67103 / 3941-000-040-0008

The Grantees acknowledges that it is their intent to hold the property described herein as joint tenants with right of survivorship and not as tenants in common.

DATED this 2 day of December, 2024.

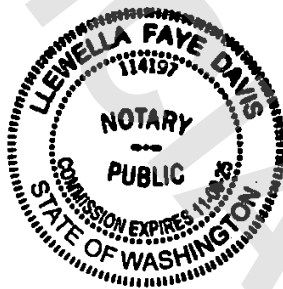

MICHELLE RENEE SHULTZ

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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know, or have satisfactory evidence, that MICHELLE RENEE SHULTZ is the person 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 therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 2nd day of December, 2024.



Lewella Faye Davis
NOTARY PUBLIC in and for the
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.