

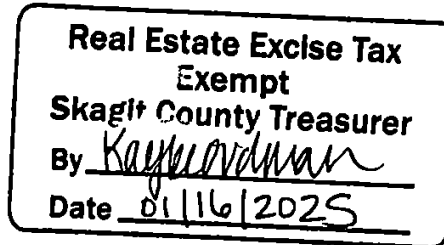


**202501160048**

01/16/2025 03:38 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor

File for record and return to:

Stiles & Lehr Inc., P.S.  
P. O. Box 228  
Sedro-Woolley, WA 98284



**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTOR: David Clarence Salkeld

GRANTEES: 1) David Craig Salkeld  
2) Nathaniel Rorie Salkeld and Violet LaurelAnne Salkeld

ADDRESS: 5171 Roney Road, Bow, WA 98232  
11160 Rasar Drive, Bow, WA 98232

PARCEL NUMBER: P101556 / 360236-2-003-1007  
P47481 / 360236-2-003-0403

ABBREVIATED LEGAL: Section 36, Township 36 North, Range 2 East – NW NW  
(aka Lot 3 SP. 91-029)  
PTN NW/NW SEC 36-TWN 36N RGE 02E

SUBJECT TO: Easements, restrictions and reservations of record

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**GRANTOR.** The Grantor is David Clarence Salkeld, whose mailing address is 5171 Roney Road, Bow, WA 98232.

**LEGAL DESCRIPTION.** The real property that is the subject of this Revocable Transfer on Death Deed is situated in the County of Skagit, State of Washington, and it is legally described as follows:

See Attached Exhibit B

**PRIMARY BENEFICIARY.** The Grantor, David Clarence Salkeld, designates David Craig Salkeld as the primary beneficiary.

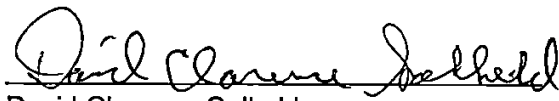
**ALTERNATE BENEFICIARY.** Upon the death of David Craig Salkeld, the Grantor designates the following alternate beneficiaries, in equal shares:

Nathaniel Rorie Salkeld  
Violet LaurelAnne Salkeld

**TRANSFER ON DEATH.** The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiaries set forth above. Before the Grantor's death, the Grantor retains the right to revoke this deed.

**REAL ESTATE EXCISE TAX EXEMPTION.** The recording of this Revocable Transfer on Death Deed is not a "sale" as defined in RCW 82.45.010(1) and is therefore not subject to real estate excise tax. The transfer that will occur under this Revocable Transfer on Death Deed at the time of the Grantor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED This 13<sup>th</sup> day of January, 2025.

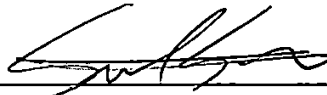
  
David Clarence Salkeld

STATE OF WASHINGTON       )  
COUNTY OF SKAGIT       ) ss:

On this day personally appeared before me David Clarence Salkeld, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 13<sup>th</sup> day of January, 2025.



  
\_\_\_\_\_  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro-Woolley  
Commission Expires: 10-26-26



## 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.

EXHIBIT A

EXHIBIT B  
Legal Descriptions

**Property Address: 5171 Roney Road, Bow, WA 98232**  
**Tax Parcel Number: P101556 / 360236-2-003-1007**

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 91-029 as approved June 13, 1991, and recorded June 17, 1991, in Volume 9 of Short Plats, page 377, under Auditor's File No. 9106170082, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 2 East of the Willamette Meridian.

**Property Address: 11160 Rasar Drive, Bow, WA 98232**  
**Tax Parcel Number: P47481 / 360236-2-003-0403**

Parcel A

That portion of the Northwest quarter of the Northwest quarter of Section 36, Township 36 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of said Section 36,  
thence North 88°59'17" East, along the North line of said Northwest quarter of Section 35, 864.75 feet;  
thence South 01°27'00" East, parallel with the West line of said Northwest quarter of Section 36, a distance of 356.33 feet to the true point of beginning;  
thence continuing South 01°27'00" East, parallel with the West line of said Northwest quarter of Section 36, a distance of 303.67 feet;  
thence North 88°59'17" East, parallel with said North line of Section 36, 60.00 feet;  
thence North 1°27'00" West, parallel with said West line, 208.00 feet;  
thence North 88°59'17" East, parallel with said North line, 395.34 feet to the East line of said Northwest quarter of the Northwest quarter of Section 36;  
thence North 01°31'00" West, along said East line, 95.67 feet;  
thence South 88°59'17" West a distance of 454.81 feet, more or less, to the point of beginning.

Parcel B

An easement for ingress, egress, and utilities over and across a strip of land 60 feet, more or less, in width located in the Northwest quarter of the Northwest quarter of Section 36, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at a point on the West line of said Northwest quarter of the Northwest quarter of Section 36, 660.00 feet South of the Northwest corner thereof;  
thence North 88°57' East parallel with the North line of said subdivision to a point 340.00 feet West of the East line of said subdivision;  
thence South parallel with the East line of said subdivision a distance of 60 feet, more or less, to a point 600.00 feet North of the South line of said subdivision to the West line of said subdivision;  
thence North along the West line of said subdivision a distance of 60 feet, more or less, to the point of beginning;

EXCEPT County road along the West line thereof.

Parcel C

An easement for ingress, egress, and utilities over, under, and across the West 60.00 feet of the property described herein:

That portion of the Northwest quarter of the Northwest quarter of Section 36, Township 36, Township 36 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of said Section 36,  
thence North  $88^{\circ}59'17''$  East, along the North line of said Northwest quarter of Section 35, 864.75 feet;  
thence South  $01^{\circ}27'17''$  East, parallel with the West line of said Northwest quarter of Section 36, a distance of 356.33 feet to the true point of beginning;  
thence continuing South  $01^{\circ}27'00''$  East, parallel with the West line of said Northwest quarter of Section 36, a distance of 303.67 feet;  
thence North  $88^{\circ}59'17''$  East, parallel with said North line of Section 36, 60.00 feet;  
thence North  $1^{\circ}27'00''$  West, parallel with said West line, 208.00 feet;  
thence North  $88^{\circ}59'17''$  East, parallel with said North line, 395.34 feet to the East line of said Northwest quarter of the Northwest quarter of Section 36;  
thence North  $01^{\circ}31'00''$  West, along said East line, 95.67 feet;  
thence South  $88^{\circ}59'17''$  West a distance of 454.81 feet, more or less, to the point of beginning.