



202502140045

02/14/2025 01:21 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 0407
FEB 14 2025

Amount Paid \$ 3245.83
Skagit Co. Treasurer
By *ls* Deputy

After recording mail to:

Stiles & Lehr Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

Grantor(s): James Batterberry, Personal Representative of the Estate of Mary Martha Batterberry
Grantee(s): James Batterberry, a married person, as his separate property
Abbreviated Legal: SW ¼ SE ¼ SE ¼ Sct 16, TWP 35N, R4E, W.M. EXCEPT S 40 FT County RD
Assessor's Tax Parcel #: P36797 / 350416-4-008-0001

PERSONAL REPRESENTATIVE'S DEED

- 1. GRANTOR.** The undersigned Grantor, James Batterberry, is the duly appointed, qualified and acting personal representative of the Estate of Mary Martha Batterberry, deceased.
- 2. ESTATE.** Mary Martha Batterberry died on 05/08/2023. On 07/13/2023 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 23-4-00388-29. On 1/3/2025 an Order was entered allowing transfer of the above referenced real property from Robert J. Batterberry and Mary M. Batterberry to James Batterberry.
- 3. NONINTERVENTION POWERS.** By Order of Solvency entered on 07/13/2023 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
- 4. DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Mary Martha Batterberry was interest in the real property described as follows:

The Southwest ¼ of the Southeast ¼ of the Southeast ¼ of Section 16, Township 35 North, Range 4 East W.M., EXCEPT the South 40 feet thereof for County Road as conveyed by instrument dated May 9, 1922 and recorded May 18, 1922, under Auditor's File No. 156451 in Vol. 125 of Deeds, Page 617. Situate in the County of Skagit, State of Washington.

Includes Manufactured Home 2007 Skyline 52x42 VIN No. 2T9106618V

Subject to Reservations contained in deed from the State of Washington recorded under Auditor's File No. 441759.



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.

23-4-00388-29
LRTTS 7
Letters Testamentary
14849612



FILED
Skagit County Clerk
Skagit County, WA
07/14/2023

**SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**

Estate of MARY MARTHA BATTERBERRY:	No. 23-4-00388-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of MARY MARTHA BATTERBERRY late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on July 13, 2023.
- 1.2 In that will JAMES BATTERBERRY is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT JAMES BATTERBERRY is authorized by this court to execute the will of the above decedent according to law.

DATED 07/14/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kenneth Pemberton, 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 Testamentary in the above-named case, which was entered of record on July 14, 2023.

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

DATED: 2/14/2025

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY Maria Rose Bello
Deputy Clerk

MARIA ROSE BELLO



23-4-00388-29
OR 16
Order
18058490



FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2025 JAN -3 AM 10:17

ORIGINAL

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

<p>ESTATE OF MARY MARTHA BATTERBERRY, DECEASED</p>	<p>CAUSE NO. 23-4-00388-29 ORDER AUTHORIZING THE PERSONAL REPRESENTATIVE TO TRANSFER REAL PROPERTY</p>
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THIS MATTER coming on before the undersigned judge of the above-entitled Court on the date indicated, the Personal Representative having given notice to the known heirs by best efforts, NOW, THEREFORE,

IT IS HEREBY ORDERED:

- The Motion to Authorize Transfer of Real Estate is granted;
- Pursuant to RCW 11.04.015(1)(a), Mary Martha Batterberry was entitled to all of Robert J. Batterberry's share of the net community estate, including real property located at

Address	Parcel No.
20831 Dahlstedt Rd Burlington, WA 98233	P36797 350416-4-008-0001

- Any and all of Robert J. Batterberry's interest in the real property above mentioned shall be transferred to the Estate of Mary Martha Batterberry;

- The Personal Representative of the Estate of Mary Martha Batterberry, James Batterberry, is authorized to execute any further documents and to take such further actions, as necessary to complete the transfer of the real property above mentioned;

ORDER AUTHORIZING
TRANSFER OF REAL PROPERTY - Page 1 of 2

STILES & LEHR INC., P.S.
ATTORNEYS AT LAW
P.O. BOX 228 - 925 METCALF STREET
SEDRO WOOLLEY, WASHINGTON 98284
(360) 855-0131 FAX (360) 856-2875

ORIGINAL

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2 IT IS FURTHER ORDERED
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10 DATED: 11/3/25

Stone
11 Judge/Commissioner

12
13
14 Presented by:
15 STILES AND LEHR INC., P.S.

16 *Tim*
17
18 Timothy C. Lehr, WSBA #50807
19 Attorney for the Estate