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Skagit County Auditor

File for record and return to:
Stiles Law Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Cain Cress
Date 3/17/2025

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Patty A. Christison
GRANTEES: Teresa Dye Christison, Matthew D. Christison, Emily A. Lingbloom Gerding, Joshua K. Lingbloom and Tyler J. Lingbloom
ADDRESS: 29248 Outlook Lane, Sedro-Woolley, WA 98284
PARCEL NUMBER: P39004 / 350513-2-001-0103
ABBREVIATED LEGAL: PTN N1/2 NW1/4 AKA TR 4 20AC SUR AF#8910230031
SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Patty A. Christison, whose mailing address is 29248 Outlook Lane, Sedro-Woolley, WA 98284.

REVOCATION OF PRIOR TRANSFER ON DEATH DEED: The Grantor, Patty A. Christison, hereby revokes and rescinds the Transfer on Death Deed for P39004, executed on April 27, 2016, recorded with Skagit County Auditor on April 29,

2016, under Auditor's File No. 201604290195 with Gary B. Christison and Braedan J. Lingbloom as a named Grantee.

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:

That portion of the Northwest ¼ of Section 13, Township 35 North, Range 5 East, W.M., being more particularly described as follows:

Commencing at the North quarter corner of said Section 13; thence North 89 degrees 51'51" West along the North line of said subdivision, 1,031.20 feet to the true point of beginning; thence continue North 89 degrees 51'51" West, 630.0 feet; thence South 0 degrees 08'41" West, 1,532.70 feet to the intersection with the North right of way margin of State Route 20; thence in a Northeasterly direction along said North margin, 695.71 feet to a point which bears South 1 degree 17'59" East from the true point of beginning; thence North 1 degree 17'59" West, 1,324.91 feet to the true point of beginning. (Also known as Tract 4)

EXCEPT mineral reservations as reserved in documents recorded under Auditor's File Nos. 8810110042 and 9104160086, AND TOGETHER WITH non-exclusive easements for ingress, egress and utilities as created in instrument recorded under Auditor's File No. 891030086.

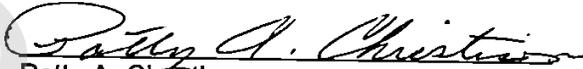
PRIMARY BENEFICIARY. The Grantor, Patty A. Christison, designates the following primary beneficiaries as tenants in common if the primary beneficiaries survive the Grantor:

1/3 to Teresa Dye Christison
1/3 to Matthew D. Christison
1/3 to Emily A. Lingbloom Gerding, Joshua K. Lingbloom and Tyler J. Lingbloom, in equal shares

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 remains 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 12 day of March 2025.


Patty A. Christison

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Patty A. Christison, 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 on this 12 day of March, 2025.




NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro-Woolley
Commission Expires: 6-20-2026



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