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03/28/2025 01:36 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

10750884
MAR 28 2025

After recording mail to:

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

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

Grantor:	Kerri A. Hansen, a married woman
Grantee:	Steven P. Hansen, a married man as his own separate property
Legal :	PTN GOV. LOT 8, 36-34-04
Tax Parcel #:	P29891 / 340436-0-025-0005

QUIT CLAIM DEED

The Grantor, KERRI A. HANSEN, a married woman, to separate community property, conveys and quit claims unto STEVEN P. HANSEN, a married man as his own separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

PARCEL A:

The North 50 feet of the South 975 feet of that portion of Government Lot 8, lying West of the Northern Pacific Railroad right-of-way in Section 36, Township 34 North, Range 4 East, W.M., EXCEPT a strip of land 30 feet in width along the Easterly line of said property to be used for roadway purposes.

Situated in Skagit County, Washington.

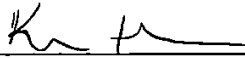
PARCEL B:

That portion of the 100 foot wide railroad right-of-way known as the Northern Pacific Railroad, in the Southeast Quarter of Section 36, Township 34 North, Range 4 East, W.M., lying between the Easterly extensions of both the North and South lines of that certain tract conveyed to Bruce L. Shellhamer et ux, by deed recorded March 21, 1983, under Auditor's File No. 8303210002.

EXCEPT that portion thereof, if any, lying within the existing, as-built right-of-way of State Highway 9.

Situated in Skagit County, Washington.


Dated March 24, 2025


Kerri A. Hansen, Grantor

CANADA)
) ss.
PROVINCE OF BRITISH COLUMBIA)

On this day personally appeared before me **Kerri A. Hansen**, 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 24 day of March, 2025


NOTARY PUBLIC in and for the
Province of British Columbia, residing at
3010 Lonsdale Ave. N. Van B.C.
Commission Expires: N/A.

DIANNA-LYNN LUND
NOTARY PUBLIC
3010 Lonsdale Avenue
North Vancouver, BC V7N 3G5
Tel: 604-988-6668





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