



202507220034


07/22/2025 12:24 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2321
JUL 22 2025

Document Title:

Personal Representative Deed

Amount Paid \$ ~~6~~
Skagit Co. Treasurer
By  Deputy

Reference Number :

Grantor(s):

☐ additional grantor names on page ____.

1. Brock D. Stiles and Brian L. Stiles as Co-Personal Representatives of the Estate of William A.
2. Stiles Jr. & Betty M. Stiles

Grantee(s):

☐ additional grantee names on page ____.

1. Avery Lane Division II Community Association
- 2.

Abbreviated legal description:

☐ full legal on page(s) ____.

TRACT E, AVERY LANE
AVERY LANE, N 50 FT TR E LY E OF THE W LN OF LT 6 EXT S

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

P115026 / 4731-000-019-0000 and P115054 / 4731-000-019-0100

After recording mail to:

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

Grantor(s):	Brock D. Stiles and Brian L. Stiles as Co-Personal Representatives of the Estate of William A. Stiles Jr. & Betty M. Stiles
Grantee(s):	Avery Lane Division II Community Association
Abbreviated Legal:	1.) TRACT E, AVERY LANE 2.) AVERY LANE, N 50 FT TR E LY E OF THE W LN OF LT 6 EXT S
Assessor's Tax Parcel #:	1.) P115026 / 4731-000-019-0000 2.) P115054 / 4731-000-019-0100

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTORS.** The undersigned Grantors, Brock D. Stiles and Brian L. Stiles, are the duly appointed, qualified and acting co-personal representatives of the Estate of William A. Stiles Jr. and Betty M. Stiles, deceased.

2. **ESTATE.** Betty M. Stiles died on December 22, 2015 and William A. Stiles Jr. died on September 27, 2017. On October 24, 2017 the estate was admitted to probate and Grantors were appointed co-personal representatives in the State of Washington Superior Court of Skagit County in Cause No. 17-4-00382-4.

3. **NONINTERVENTION POWERS.** By Order of Solvency entered on October 24, 2017 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 William A. Stiles Jr. & Betty M. Stiles was interest in the real property described as follows:

See attached Exhibit A for Legal Descriptions

5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to the AVERY LANE DIVISION II COMMUNITY ASSOCIATION, a Washington non-profit corporation, the above-described property, together with all after acquired title of the grantor therein.

6. LIMITATION OF COVENANTS. Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

Dated: July 16, 2025.

Black Olive

Brock D. Stiles
Personal Representative of the Estate of
William A. Stiles Jr. & Betty M. Stiles,
deceased, and not in his individual capacity

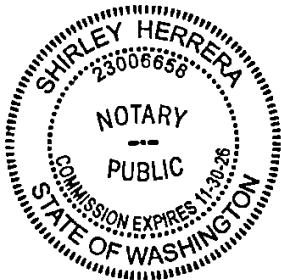
Jim Jones

Brian L. Stiles
Personal Representative of the Estate of
William A. Stiles Jr. & Betty M. Stiles,
deceased, and not in his individual capacity

STATE OF WASHINGTON) ss.
COUNTY OF SKAGIT)

On this 16th day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Brock D. Stiles, to me known to be the individual who signed as Personal Representative of the Estate of William A. Stiles Jr. & Betty M. Stiles, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



NOTARY PUBLIC in and for the
State of Washington
residing at: 147 Vernon, WA
My appointment expires: 11 / 30 / 24

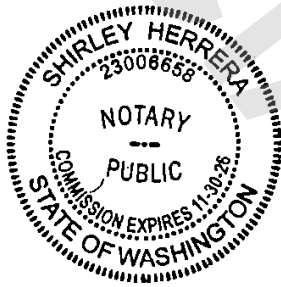
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 16th day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Brian L. Stiles, to me known to be the individual who signed as Personal Representative of the Estate of William A. Stiles Jr. & Betty M. Stiles, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



SHH
NOTARY PUBLIC in and for the
State of Washington
residing at: 117 Vernon, WA
My appointment expires: 11/30/26

Exhibit A

Legal Descriptions

P115026 / 4731-000-019-0000

TRACT E, AVERY LANE, EXCEPT THE NORTH 50 FEET LYING EAST OF THE WEST LINE OF LOT 6 OF SAID PLAT EXTENDED SOUTH (INCLUDES PORTION OF TRACT H WETLANDS TRACT)

P115054 / 4731-00-019-0100

NORTH 50 FEET TRACT E, AVERY LANE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGES 62 TO 64, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EAST OF THE WEST LINE OF LOT 6 EXTENDED SOUTH



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 B