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10/24/2025 03:43 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

After recording mail to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 3493
OCT 24 2025

Amount Paid \$
Skagit Co. Treasurer
By *BM* Deputy

Grantor: Diana Marie Wepler
Grantee: James Daniel Wepler and Amy Wepler, husband and wife
Legal : 1.) TR IN SW1/4 NW1/4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.
2.) PTN 100 FT WIDE ABND NP RLY R/W IN S1/2 NE1/4 NW1/4, SECTION 17,
TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., LY W OF C/L SD R/W
3.) PTN W1/2 NW1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.
4.) PTN OF SW1/4 NW1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST,
W.M.,
5.) S1/2 NE1/4 NW1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.
Tax Parcel #: P18096 / 330517-0-003-0004; P102620 / 330517-0-001-0303; P18113 / 330517-2-007-
0006; P18115 / 330517-2-008-0005; P18108 / 330517-2-003-0000

QUIT CLAIM DEED

The Grantor, Diana Marie Wepler, for and in consideration of WAC 458-61A-201(B)(1), gift without consideration, conveys and quit claims unto James Daniel Wepler and Amy Wepler as husband and wife, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

See attached Exhibit A for Legal Descriptions

Dated October 17, 2025

Diana Marie Wepler
Diana Marie Wepler, Grantor

Exhibit A
Legal Descriptions

P18096 / 330517-0-003-0004

That portion of Tract 4 of Short Plat 36-80, approved May 21, 1980, recorded May 23, 1980, Volume 4 of Short Plats, Page 95, under Auditor's File No. 8005230014, REVISED by those instruments recorded October 6, 1980, under Auditor's File No. 8010060026 AND January 29, 1982 under Auditor's File No. 8201290042, all records of Skagit County, State of Washington;

Being more particularly described as follows:

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M.; Beginning at the Northeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence West 43 rods, more or less, to the East line of the County Road, as it now exists;
thence South along the East line of road 56 rods to point of beginning;
thence east parallel to the South line of said subdivision 140 feet;
thence Northerly parallel with the East line of highway 449 feet, more or less, to the south line of a private road as now used (said 'private road' as located on February 21, 2002, the date of Skagit County Auditor's File No. 200203110174, the first instrument of record under which said 'private road' is referenced);
thence West 140 feet along the south line of the private road to the East line of highway;
thence Southeasterly along said highway 449 feet, more or less, to the point of beginning;

EXCEPT that portion, if any, of the above described tract lying within Tract 3 of said Short Plat 36-80 revision, approved September 23, 1980 and recorded October 6, 1980, under Auditor's File No. 8010060026;

Situate in the County of Skagit, State of Washington.

P102620 / 330517-0-001-0303

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway, running North and South through the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., which lies East of the centerline of said right of way and within said subdivision, and which lies between the Westerly extension of the Northerly and Southerly lines of said Lot 2, SP No. 90-82.

Situate in the County of Skagit, State of Washington.

P18113 / 330517-2-007-0006; P18115 / 330517-2-008-0005; P18108 / 330517-2-003-0000

That portion of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., East of Highway, AKA, Portion of Tract 4 of Short Place #36-80 under Auditor's File No. 8005230014.

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., West of Railway, AKA, Tract 1 of Short Plat #36-80 under Auditor's File No. 80052330014.

The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., West of Northern Pacific Railway right of way, AKA, Portion of Tract 4 of Short Plat #36-80 under Auditor's File No. 80052330014.

UNOFFICIAL DOCUMENT



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