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202103030085
03/03/2021 12:13 PM Pages: 1 of 4 Fees: $108.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Laura E. Hoexter
Helsell Fetterman LLP
1001 Fourth Avenue, Suite 4200
Seattle, Washington 98154-1154

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-889
MAR 03 2021
Amount Paid $0
Skagit Co. Treasurer
By Deputy

QUIT CLAIM DEED

APN: P21754 / 340313-2-070-0000

Grantors, WARREN M. IVERSON and BARBARA M. IVERSON, husband and wife, for no consideration, convey and quit claim to **Grantees,** WARREN M. IVERSON and BARBARA M. IVERSON, as Trustees of the IVERSON FAMILY TRUST, the following real estate, situated in Skagit County, Washington, together with all after acquired title of the Grantors therein.

Full Legal Description: *See attached Exhibit A*

Abbrev. Legal Description:

(2.2600 ac) DK 12: TRACT B OF SHORT PLAT 7-74 & ALSO LOCATED IN THE NW1/4 NW1/4 & ALSO KNOWN AS A PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

Dated: 2-4-2021

Warren M Iverson
WARREN M. IVERSON, Grantor

Dated: 2/4/2021

Barbara M Iverson
BARBARA M. IVERSON, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I hereby certify that I know or have satisfactory evidence that WARREN M. IVERSON is the person who appeared before me, and said person acknowledged that he signed this instrument, and on oath stated it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: FEB 04 2021

LINDSEY ANDROSKO NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 163497 1-19-25

(Signature of Notary)

LINDSEY ANDROSKO
(Legibly Print Name of Notary)
Notary public in and for the state of Washington
My appointment expires 1-19-25

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I hereby certify that I know or have satisfactory evidence that BARBARA M. IVERSON is the person who appeared before me, and said person acknowledged that she signed this instrument, and on oath stated it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: FEB 04 2021

LINDSEY ANDROSKO NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 163497 1-19-25

(Signature of Notary)

LINDSEY ANDROSKO
(Legibly Print Name of Notary)
Notary public in and for the state of Washington
My appointment expires 1-19-25

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Exhibit A
Legal Description

PARCEL "B":

THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID SECTION 13 AT A POINT 1078.90 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ON THE SAID WEST LINE OF SAID SECTION 170.90 FEET; THENCE EAST TO THE BANK OF THE SKAGIT RIVER; THENCE NORTHERLY ALONG THE BANK OF SAID SKAGIT RIVER TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING; EXCEPT ROAD RIGHT OF WAY ALONG THE WEST LINE THEREOF; AND EXCEPT DIKE RIGHTS OF WAY CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT IN CAUSE NO. 2865; AND ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO DIKING DISTRICT NO. 12 BY DEED RECORDED MARCH 24, 1923, UNDER AUDITOR'S FILE NO. 162959 IN VOLUME 128 OF DEEDS, PAGE 601. (ALSO KNOWN AS TRACT B OF SKAGIT COUNTY SHORT PLAT NO. 7-74, APPROVED MARCH 13, 1974). SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: NOTES CONTAINED ON FACE OF THE SHORT PLAT; ANY PROHIBITIONS OR LIMITATION OF USE; RIGHT OF THE STATE OF WASHINGTON TO THAT PORTION OF THE SUBJECT PROPERTY, IF ANY, LYING IN THE BED OF OR THE FORMER BED OF THE SKAGIT RIVER.

AND SUBJECT TO ALL CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND AGREEMENTS OF RECORD.

Address: 14227 Avon Allen Road, Mt. Vernon, WA 98273
Parcel No. P21754 / 340313-2-070-0000

Natural Resource Lands Disclosure:

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.

End of Exhibit A

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