



202010290064

10/29/2020 11:38 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

File for record and return to:

Stiles Law Inc., P.S.  
P. O. Box 228  
Sedro-Woolley, WA 98284

*EXEMPT*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 29 2020

Amount Paid \$ ✓  
Skagit Co. Treasurer  
By *MTJ* Deputy

**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTOR: Todd H. Jann and Elizabeth A. Jann, husband and wife

GRANTEE: 1) Survivor of Grantors  
2) Chelsea V. Jann and Gabrielle M. Jann

ADDRESS: 15377 Baker Heights Road, Mount Vernon 98273

PARCEL NUMBER: P27750 / 340424-3-004-0008

ABBREVIATED LEGAL: NW1/4 NW1/4 SW1/4, 24-34-4

SUBJECT TO: Easements, restrictions and reservations of record

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**GRANTOR.** The Grantors are Todd H. Jann and Elizabeth A. Jann, whose mailing address is PO Box 2112, Mount Vernon, WA 98273.

**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:

The Northwest ¼ of the Northwest ¼ of the Southwest ¼ of Section 24, Township 34 North, Range 4 East, W.M., EXCEPT that portion conveyed

to Skagit County for road purposes by deed recorded January 6, 1928, in volume 146 of deeds, page 196, records of Skagit County, Washington.

ALSO EXCEPT from all of the above mineral rights as reserved by deed dated August 5, 1927 and recorded October 26, 1927 in volume 144 of deeds, page 525.

**PRIMARY BENEFICIARY.** The Grantors, Todd H. Jann and Elizabeth A. Jann, husband and wife, designate the survivor of Todd H. Jann and Elizabeth A. Jann (the Surviving Grantor) as the primary beneficiary.


**ALTERNATE BENEFICIARY.** Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiaries, in equal shares:

Chelsea V. Jann and Gabrielle M. Jann

**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 retains the right to revoke this deed.

**REAL ESTATE EXCISE TAX EXEMPTION.** Recording 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 under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 27 day of October, 2020.

  
\_\_\_\_\_  
Todd H. Jann

  
\_\_\_\_\_  
Elizabeth A. Jann

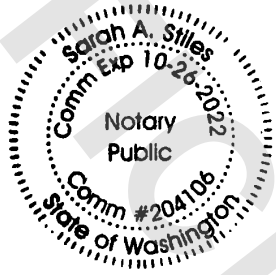
STATE OF WASHINGTON ) ss:  
COUNTY OF SKAGIT )

On this day personally appeared before me **Todd H. Jann** and **Elizabeth A. Jann**, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on this 27 day of October, 2020



NOTARY PUBLIC in and for the  
State of Washington, residing at  
Arlington, WA  
Commission Expires: 10-26-22



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 A