



202104160052

04/16/2021 09:48 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

After recording mail to:

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

2021-1625
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 16 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By 100 Deputy

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): William A. Stiles III, Robert J. Stiles, Brian L. Stiles, Brock D. Stiles, Gregory L. Adams
Abbreviated Legal: LOT 3, AVERY LANE
Assessor's Tax Parcel #: P115086 / 4731-000-003-0000; P103829 / 4731-000-003-0300
P115084 / 4731-000-003-0200; P115082 / 4731-000-003-0100

PERSONAL REPRESENTATIVE'S DEED

- 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.
- 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.
- 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.
- 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:

LOT 3, "PLAT OF AVERY LANE," AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 62 THROUGH 64, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS SHOWN IN AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED JUNE 3, 1999, UNDER AUDITOR'S FILE NO. 9906030050.

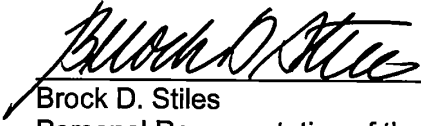
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES OVER AND ACROSS STILES LANE AS SHOWN ON THE FACE OF THE PLAT.

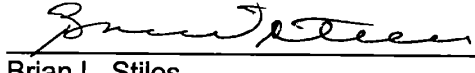
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to William A. Stiles III, Robert J. Stiles, Brian L. Stiles, Brock D. Stiles, Gregory L. Adams, in equal 1/5th shares, 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: April 9, 2021.

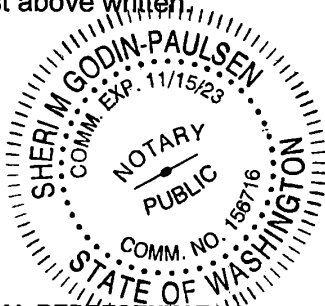

Brock D. Stiles
Personal Representative of the Estate of
William A. Stiles Jr. & Betty M. Stiles,
deceased, and not in his individual capacity

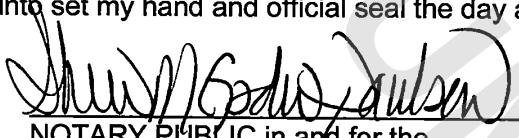

Brian L. Stiles
Personal Representative of the Estate of
William A. Stiles Jr. & Betty M. Stiles,
deceased, and not in his individual capacity

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 9th day of April, 2021, 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: Clearlake
My appointment expires: 11-15-23



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