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04/21/2023 12:48 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Laura Minton Breckenridge
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 6209
APR 21 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.	
Document Title:	QUIT CLAIM DEED
Grantors:	DAVID B. HEDLIN and SERENA A. CAMPBELL, husband and wife, doing business as HEDLIN FARMS, a proprietorship
Grantee:	ALVERSON FARM TRACTS, LLC, a Washington limited liability company
Abbreviated Legal:	Tracts B, E, F, G, H, N, P, R, S, and T, Alverson's Farm Tracts, as recorded in Volume 4 of Plats, page 11, records of Skagit County, Washington,
Parcel Numbers:	P61790; P61791; P61798; P61799; P61800; P61801; P61804; P61805; P61806; P61807; P61808
Reference Number(s) of Documents Affected:	N/A
Full Legal Description set forth in Exhibit A	

QUIT CLAIM DEED

THE GRANTORS, DAVID B. HEDLIN and SERENA CAMPBELL, husband and wife, doing business as HEDLIN FARMS, a proprietorship, for and in consideration of the transfer of capital to a limited liability company (mere change in form of ownership) and for no monetary consideration, convey and quit claim to ALVERSON FARM TRACTS, LLC, a Washington limited liability company, all of Grantors' right, title, and interest in and to the real property, together with all after-acquired title of the Grantors therein, located in the County of Skagit, State of Washington, more particularly described in **Exhibit A**, attached hereto and by this reference incorporated herein. Also attached is the Right to Manage Natural Resource Lands Disclosure attached hereto as **Exhibit B**, and by this reference is incorporated herein.

DATED: April 13, 2023.

GRANTORS:

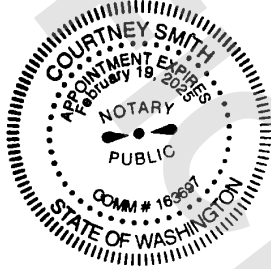
DAVID B. HEDLIN, a married man

SERENA A. CAMPBELL, a married woman

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that David B. Hedlin is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13th day of April, 2023.



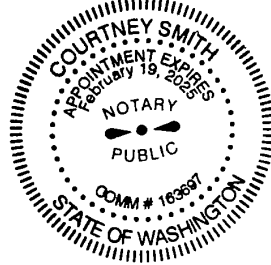
[Signature]

Printed Name: Courtney Smith
NOTARY PUBLIC in and for the State of Washington
Residing at Burlington, Washington
My Commission Expires 2-19-2025

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Serena A. Campbell is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13th day of April, 2023.



[Signature]

Printed Name: Courtney Smith
NOTARY PUBLIC in and for the State of Washington
Residing at Burlington, Washington
My Commission Expires 2-19-2025

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel "A":

Tracts B, E, F, G, H, R, S and T, "Alverson's Farm Tracts, Skagit Co., Wash., 1912," as per plat recorded in Volume 4 of Plats, page 11, records of Skagit County, Washington, Excepting those portions lying in the right of way of Diking District No. 9.

Situate in the County of Skagit, State of Washington.

Parcel "B":

Tracts P and N, "Alverson's Farm Tracts, Skagit Co., Wash., 1912," as per plat recorded in Volume 4 of Plats, page 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

**RIGHT TO MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

UNOFFICIAL DOCUMENT

EXHIBIT B**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.