



202101120142

01/12/2021 03:26 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021144  
JAN 12 2021

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

**After recording mail to:**

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

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Grantor: Eleanor A. Ovenell, as her separate property  
 Grantee: Ovenell's Heritage Inn B&B, LLC  
 Legal : 1.) PTN Lot 1 of Short Plat PL08-0569, 14-35-8  
 2.) MH ONLY; ON P43893 R/P 350814-4-004-0001  
 Tax Parcel #: 1.) P43893 / 350814-4-004-0001  
 2.) P43894 / 350814-4-004-0100

**QUIT CLAIM DEED**

The Grantor, ELEANOR A. OVENELL, as her separate property, conveys and quit claims unto OVENELL'S HERITAGE INN B&B, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

P43893 / 350814-4-004-0001

A portion of Lot 1 of Short Plat # PL-080569, Auditor's File # 200912300019 described as follows:

That portion of the West half of the southeast quarter of Section 14, Township 35 North, Range 8 East, W.M. described as follows:

Beginning at the point where the West line of the East 657.75 feet of the West half of the Southeast quarter of said Section 14 intersects along the West line of said East 657.75 feet, a distance of 494.18 feet; thence N 82°21'52" E, a distance of 52.14 feet; thence N 00°48'08" W, a distance of 209.13 feet; thence N 85°30'53" E, a distance of 173.00 feet to a point on a curve to the right, from which the radius point bears N 47°25'10" E, a distance of 140.74 feet; thence Northerly along said curve through a central angle of 38°37'25" and an arc distance of 94.87 feet; thence N 03°57'26" E, a distance of 205.08 feet; to the South line of the Concrete-Sauk Valley Road; thence S 81°15'14" W along said South line, a distance of 167.73 feet to the point of beginning of this description.

Situate in Skagit County, Washington.

P43894 / 350814-4-004-0100

M/H Only 1988 Skyline/Oakmanor 56X28 Vin # 0691A180XAB; On  
P43893 R/P 350814-4-004-0001.

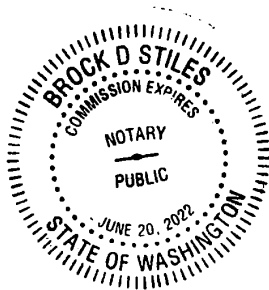
Dated 7/8, 2020, 2020

Eleanor A. Ovenell  
Eleanor A. Ovenell, Grantor *Grantor*

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me **Eleanor A. Ovenell**, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 8 day of July, 2020



Brock D Stiles  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley  
Commission Expires: 6-20-22



## 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.