



202312290080

12/29/2023 03:59 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20239223  
DEC 29 2023

Amount Paid \$0  
Skagit Co. Treasurer  
By *KO* Deputy

**PERSONAL REPRESENTATIVE'S DEED**

**GRANTOR:** HEIDI R. GINGERICH, as Personal Representative  
of the ESTATE OF PAUL R. GINGERICH  
Skagit County Superior Court Case No. 23-4-00174-29

**GRANTEE:** HEIDI R. GINGERICH, an unmarried woman, as her  
separate property

**Legal Description;** Portion of Government Lot 2, Section 30,  
**Abbreviated Form:** Township 34 North, Range 5 East, W.M.

**Full Legal on Pages:** Pages 2 and 3

**Assessors Tax Parcel Nos:** P30457/340530-0-005-0103;  
P30462/340530-0-006-0102

**Commonly Known as:** 16533 Walking M. Lane, Mount Vernon, WA 98273

THE GRANTOR, HEIDI R. GINGERICH, personal representative of the Estate  
of PAUL R. GINGERICH, deceased, Skagit County Cause No. 23-4-00174-29, for and  
in consideration of distribution of decedent's estate, does hereby grant and convey to  
GRANTEE, HEIDI R. GINGERICH, an unmarried woman as her separate property, that  
certain real property situated in Skagit County, Washington, legally described as follows:

## PARCEL A:

That portion of Government Lot 2, at the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 5 East, W. M., in Skagit County, Washington, described as follows:

Commencing at the West 1/4 corner of said Section; thence South  $89^{\circ}44'03''$  East along the East–West centerline of said Section, 1,097.51 feet to the most Easterly corner of that parcel of land conveyed to David G. McIntyre by Deed recorded July 1, 1980, under Auditors File No. 8007010040, said point being the true point of beginning of the parcel herein described; thence North  $44^{\circ}06'30''$  West along the Northeasterly line of said McIntyre parcel, 456.52 feet to intersect a line parallel with and 20 feet Southeasterly of the centerline of an existing gravel road; thence in a general Northeasterly direction, along said parallel line by the following courses and distances:

North  $52^{\circ}00'00''$  East, 87.56 feet to the beginning of a curve to the left with the radius of 420.00 feet, Northeasterly along said curve through a central angle of  $31^{\circ}20'00''$ , an arc distance of 235.15 feet to a point of tangency, North  $20^{\circ}40'00''$  East, 187.05 feet to the beginning of a curve to the right with a radius of 280.00 feet, Northeasterly along said curve through a central angle of  $40^{\circ}20'00''$ , an arc distance of 190.07 feet to a point of tangency, North  $61^{\circ}00'00''$  East, 208.16 feet, and North  $68^{\circ}00'00''$  East, 126.58 feet to intersect the southwesterly margin of Otter Pond Drive, 60 feet in width to a point on a curve from which the center lies South  $20^{\circ}48'17''$  West, 270.00 feet distant; thence in a general Southeasterly direction, along said Southwesterly road margin by the following courses and distances:

Southeasterly along said curve to the right through a central angle of  $26^{\circ}11'43''$ , an arc distance of 123.44 feet to a point of tangency, South  $43^{\circ}00'00''$  East, 146.65 feet to the beginning of the curve to the left with a radius of 430.00 feet, and Southeasterly along said curve through a central angle of  $52^{\circ}20'03''$ , an arc distance of 392.76 feet to intersect the Westerly margin of Gunderson Road, 40 feet in width; then, in a general Southerly and Southeasterly direction along said road margin by the following courses and distances:

South  $8^{\circ}00'00''$  East, 74.76 feet to the beginning of a curve to the left with a radius of 360.00 feet, Southerly and Southeasterly along said curve through a central angle of  $51^{\circ}40'00''$ , an arc distance of 324.63 feet to a point of tangency, South  $59^{\circ}40'00''$  East, 100 feet to the beginning of a curve to the right with a radius of 380.00 feet, Southeasterly along said curve through a central angle of  $41^{\circ}10'00''$ , an arc distance of 273.03 feet to a point of tangency, and South  $18^{\circ}30'00''$  East, 144.08 feet to return to said Section centerline; thence North  $89^{\circ}44'03''$  West along said centerline, 1,417.64 feet to the point of beginning, EXCEPT the following described parcel of land:

That portion of Government Lot 2, and that portion of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 5 East, W. M., in Skagit County, Washington, more particularly described as follows:

Commencing at the West  $\frac{1}{4}$  corner of said Section; thence South  $89^{\circ}44'03''$  East along the East–West centerline of said Section 30; a distance of 1,097.51 feet to the true point of beginning; thence continue South  $89^{\circ}44'03''$  East, a distance of 580.00 feet; thence North  $48^{\circ}39'53''$  West, a distance of 906.72 feet to the intersection with a line which is parallel with and 30.00 feet Southeasterly of the centerline of an existing gravel road; thence in a Southwesterly direction along said line South  $20^{\circ}40'00''$  West, a distance of 29.26 feet to the beginning of a curve to the right having a radius of 430.00 feet; thence along the arc of said curve in a Southwesterly direction through a central angle of  $31^{\circ}20'00''$ , an arc distance of 235.15 feet; thence south  $52^{\circ}00'00''$  West, a distance of 87.56 feet to a point which bears North  $44^{\circ}06'30''$  West from the true point of beginning; thence South  $44^{\circ}06'30''$  East, a distance of 456.52 feet to the true point of beginning.

Also, except that portion conveyed to Skagit County for road purposes by Deed recorded June 12, 1986, under Auditor's File No. 8606120019.

Together with easements as set forth in documents recorded December 6, 1984, under Auditor's File Nos. 8412060042 and 8412060043.

PARCEL B:

That portion of Government Lot 2 and of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 30, Township 34 North, Range 5 East, W. M., described as follows:

Begin at a point on the South line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section which is the Southwest corner of those premises conveyed to Daniel R. Mitzel, et ux, by deed recorded January 31, 2002 as Skagit County Auditor's File No. 200201310149; thence North  $48^{\circ}39'53''$  West, a distance of 938.79 feet, more or less, along the Southwesterly line of said Mitzel tract and its Northwesterly extension to the centerline of that certain road now commonly known as Walking M Lane as shown on the Survey of "Upland Tracts" recorded as Auditor's File No. 8212140010, in Volume 4 of Surveys, pages 56–61; thence South  $20^{\circ}40'00''$  West to the Northerly most corner of those premises conveyed to Daniel Mitzel, et ux, by deed recorded November 19, 2004 under Auditor's File Number 200411190076; thence South  $30^{\circ}58'54''$  East, a distance of 702.94 feet, more or less, to the South line of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; thence South  $89^{\circ}44'03''$  East along said South line to the point of beginning.

ALL SUBJECT TO covenants, conditions, reservations, restrictions and easements, if any, affecting title, which may appear in the public record.

All situate in the County of Skagit, State of Washington.

The Grantor estate, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise, by statute or other implication, and does hereby covenant that against all persons lawfully claiming or to claim by, through, or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.

DATED this 28<sup>th</sup> day of December 2023.

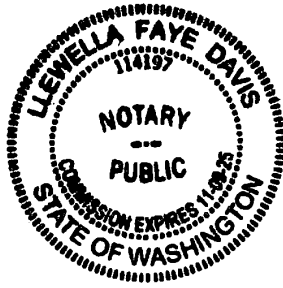
ESTATE OF PAUL R. GINGERICH

Heidi Gingerich  
HEIDI R. GINGERICH, Personal Representative

STATE OF WASHINGTON )  
                                          ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me HEIDI R. GINGERICH, to me known to be the Personal Representative of the Estate of PAUL R. GINGERICH, deceased, the estate that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned.

Given under my hand and official seal this 28<sup>th</sup> day of December, 2023.



Lenella Faye Davis  
Notary Public, State of Washington  
Residing at: Mount Vernon  
My commission expires: 11-09-25



## 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.

23-4-00174-29  
LTRAD 5  
Letters of Administration  
14236013



**FILED**  
Skagit County Clerk  
Skagit County, WA  
03/31/2023

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

ESTATE OF PAUL RICHARD GINGERICH:	No. 23-4-00174-29  LETTERS ADMINISTRATION
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**I. BASIS**

- 1.1 PAUL RICHARD GINGERICH late of SKAGIT County died intestate on or about October 18, 2022 leaving property in this state subject to administration.
- 1.2 On March 31, 2023 the court appointed HEIDI GINGERICH to administer the estate of the decedent according to law.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT HEIDI GINGERICH is authorized by this court to administer the estate of the above decedent according to law.

DATED 03/31/2023.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
By Kenneth Pemberton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case, which was entered of record on March 31, 2023.

I further certify that these letters are now in full force and effect.

DATED: 3/31/2023



MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk