

When recorded return to:

Janet C. Dwire
7463 Brighthouse Court
Alexandria, VA 22315

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249965

Mar 21 2024

Amount Paid \$10007.00
Skagit County Treasurer
By Candi Newcombe Deputy

211227-LT

BARGAIN AND SALE DEED

THE GRANTOR(S) **Kris M. Anderson, Personal Representative of The Estate of Marjorie Eberli** for and in consideration of **SIX HUNDRED FIFTEEN THOUSAND AND 00/100 (\$615,000.00) DOLLARS** in hand paid, bargains, sells, and conveys to **Janet C. Dwire, an unmarried woman** the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated Legal: **Lot 11, Big Fir North PUD Phase 2**

Tax Parcel Number(s): **4936-000-011-0000/P126501**

Dated: **March 21**, 2024

The Estate of Marjorie Eberli

By: Kris M. Anderson
Kris M. Anderson, Personal Representative

STATE OF WASHINGTON

COUNTY OF SKAGIT

This record was acknowledged before me on 21 day of March, 2024 by Kris M. Anderson,
Personal Representative of The Estate of Marjorie Eberli.

[Signature]
Signature

Notary
Title

My commission expires: Nov. 15, 2026

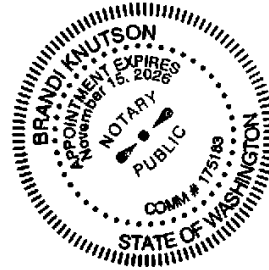


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2233 Balsam Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): 4936-000-011-0000/P126501

Property Description:

Lot 11, "BIG FIR NORTH P.U.D., Phase 2," as per plat recorded July 25, 2007, under Auditor's File No. 200707250053, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's 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.