

When recorded return to:
David Janicki
PDJ LLC
103 N Township St
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240843
Jun 04 2024
Amount Paid \$14245.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056201

CHICAGO TITLE
620056201

BARGAIN AND SALE DEED

THE GRANTOR(S)

Colleen Kay Sargent, Successor Trustee of the John G. Sargent Decedent's Trust B, U/T/D 6/16/92

for and in consideration of in hand paid, bargains, sells, and conveys to

PDJ LLC, a limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PARCEL A & B: PTN SW 1/4 SW 1/4 SEC 25-34-4E, W.M.

Tax Parcel Number(s): P27835 / 340425-3-005-0006, P27836 / 340425-3-006-0005, P29840 / 340436-0-005-0009

BARGAIN AND SALE DEED
(continued)Dated: 5-29-24

Colleen Kay Sargent, Successor Trustee of the John G. Sargent Decedent's Trust B, U/T/D 6/16/92

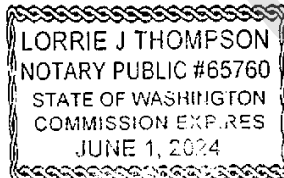
BY: Colleen Kay Sargent
Colleen Kay Sargent
Successor TrusteeState of WASHINGTONCounty of SKAGITThis record was acknowledged before me on May 29 2024 by Colleen Kay Sargent
as Successor Trustee of Colleen Kay Sargent, Successor Trustee of the John G. Sargent Decedent's
Trust B, U/T/D 6/16/92.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P27835 / 340425-3-005-0006, P27836 / 340425-3-006-0005 and P29840 / 340436-0-005-0009

PARCEL A:

THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M., LYING WESTERLY OF THE H. C. PETERS ROAD, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE MOUNTAIN VIEW ROAD NO. 307, 71.5 FEET NORTH AND 1580.5 FEET WEST OF THE QUARTER SECTION CORNER COMMON TO SECTIONS 25 AND 36; THENCE NORTH 74°28' WEST 1115.4 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID ROAD; THENCE BY VARIOUS COURSES ALONG THE SAID RIGHT OF WAY LINE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID S.W. 1/4 OF THE S.W. 1/4; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE NORTHERLY RIGHT OF WAY LINE OF SAID MOUNTAIN VIEW ROAD NO. 307 TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PORTION THEREOF AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED MAY 26, 1947, UNDER AUDITORS FILE NO. 404821 FOR THE EXTENSION OF THE H. C. PETERS ROAD NO. 263 EXTENSION, AND ALSO EXCEPT COUNTY ROADS.

PARCEL B:

A TRACT OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M., AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE MOUNTAIN VIEW ROAD 71.3 FEET NORTH AND 1580.5 FEET WEST OF THE 1/4 SECTION CORNER BETWEEN SECTIONS 25 AND 36; THENCE NORTH 74 26 WEST 1115.4 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD; THENCE BY VARIOUS COURSES ALONG THE SAID RIGHT OF WAY LINE, TO THE POINT OF BEGINNING, EXCLUDING HEREFROM THAT PORTION LYING IN SECTION 35, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M., ALSO EXCEPTING HEREFROM THE FOLLOWING DESCRIBED TRACT:

A 60 FOOT WIDE STRIP OF COUNTY ROAD RIGHT OF WAY LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; SAID 60 FOOT RIGHT OF WAY LYING IN SECTION 25 AND 35, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M., BEGINNING AT A POINT ON THE CENTERLINE OF A COUNTY ROAD KNOWN AS MOUNTAIN VIEW ROAD, 71.3 FEET NORTH AND 1580.5 FEET WEST OF THE SOUTH 1/4 CORNER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; SAID POINT BEING THE P.C. OF A 49 DEGREE CURVE TO THE RIGHT WITH A RADIUS OF 116.93 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 206.8 FEET TO THE P.T. OF SAID CURVE; THENCE NORTH 70-40 WEST 79 FEET TO THE P.C. OF A 20 DEGREE CURVE TO THE LEFT WITH A RADIUS OF 238.7 FEET; THENCE ALONG SAID CURVE TO THE LEFT 187.5 FEET TO THE P.T. OF SAID CURVE; THENCE SOUTH 56-20 WEST TO A POINT ON THE WEST LINE OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE LEAVING THE CENTERLINE OF SAID COUNTY ROAD NORTH 0-16-28 WEST 88.6 FEET

EXHIBIT "A"
Legal Description
(continued)

ALONG THE WEST LINE OF SAID SECTION 36 TO A POINT ON THE CENTERLINE OF SAID COUNTY ROAD; THENCE NORTH 56-20 EAST 33.2 FEET TO THE P.C. OF A 12 DEGREE CURVE TO THE LEFT WITH A RADIUS OF 477.5 FEET; THENCE ALONG SAID CURVE 104.9 FEET TO THE P.T. OF SAID CURVE; THENCE NORTH 43-45 EAST 85.6 FEET TO THE P.C. OF A 10 DEGREE CURVE TO THE LEFT WITH A RADIUS OF 318.3 FEET; THENCE ALONG SAID CURVE 156.7 FEET TO THE P.T. OF SAID CURVE; THENCE NORTH 15-33 EAST 108.4 FEET TO THE P.C. OF A 30 DEGREE CURVE TO THE LEFT WITH A RADIUS OF 191 FEET; THENCE ALONG SAID CURVE 217.2 FEET TO THE P.T. OF SAID CURVE; THENCE NORTH 49-36 WEST 215.5 FEET TO THE P.C. OF A 30 DEGREE CURVE TO THE LEFT WITH A RADIUS OF 191 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 71.8 FEET TO A POINT ON THE WEST LINE OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 11, 2024
between PDJ LLC ("Buyer")
Buyer Buyer
and Sargent Decedents Trust B ("Seller")
Seller Seller
concerning 16749 Mountain View Road Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

David Janicki 04/11/24
Buyer Date

Colleen Sargent 04/12/24
Seller Date

Buyer Date

Seller Date