

**When recorded return to:**  
Kristen Medeiros and Ryan Medeiros  
12166 Hilynn Drive  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241430  
Jul 19 2024  
Amount Paid \$12410.00  
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

**CHICAGO TITLE**

620056407

Escrow No.: 620056407

**BARGAIN AND SALE DEED**

THE GRANTOR(S)

Gloria M. Schneider Kyle, Personal Representative of the Estate of Loretta Mae H. Schneider

for and in consideration of Seven Hundred Fifty Thousand And No/100 Dollars (\$750,000.00) in hand paid, bargains, sells, and conveys to

Ryan Medeiros and Kristen Medeiros, a married couple

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

LOTS 42 AND 43, "VEDERE TERRACE, SKAGIT COUNTY, WASH", AS PER PLAT RECORDED  
IN VOLUME 7 OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s):

P70184 / 4035-000-043-0000, P70183 / 4035-000-042-0001

**BARGAIN AND SALE DEED**  
(continued)

Dated:

7/16/2024

Estate of Loretta Mae H. Schneider

BY: Gloria M. Schneider Kyle

Gloria M. Schneider Kyle  
Personal Representative

State of WASHINGTON

County of SKAGIT

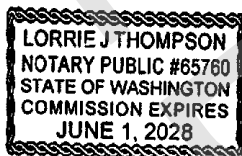
This record was acknowledged before me on July 16, 2024 by Gloria M. Schneider  
Kyle as Personal Representative of Estate of Loretta Mae H. Schneider.

Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 6-1-2028



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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The following is part of the Purchase and Sale Agreement dated June 04, 2024

between Ryan Medeiros Kristen Medeiros ("Buyer")  
Buyer Buyer  
and Estate of Loretta Mae H. Schaefer ("Seller")  
Seller Seller  
concerning 12166 Hillman Drive Burlington WA 98233 (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.

<u>Kristen Medeiros</u>	<u>06/04/2024</u>	<u>Glenn M. Kyle</u>	<u>6/10/2024</u>
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>
<u>Ryan Medeiros</u>	<u>06/04/2024</u>		
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>