

When recorded return to:  
Dustin L. Harrison and DoraLi A. Harrison  
61378 Cascade River Road  
Marblemount, WA 98267



Skagit County Auditor \$76.00  
2/10/2017 Page 1 of 4 1:56PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245389086

CHICAGO TITLE

620029659

BARGAIN AND SALE DEED

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017554  
FEB 10 2017

Amount Paid \$ 1624.80  
Skagit Co. Treasurer  
By *MAM* Deputy

THE GRANTOR(S)

Cindy Maxwell, Trustee of the Rita Winn-Lemon Testamentary Special Needs Trust, dated June 17, 2016, who acquired title as Cindy Maxwell, as Trustee of the Ralph F. Dexter Testamentary Trust for Benefit of Rita Winn-Lemon, nka Rita Winn

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to

Dustin L. Harrison and DoraLi A. Harrison, a married couple

the following described 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.)

PTN GOV LOT 3 AND NW SW, 08-35-11

Tax Parcel Number(s): P45961, 351108-0-008-0018

**BARGAIN AND SALE DEED**  
(continued)

Dated: February 2, 2017

The Rita Winn-Lemon Testamentary Special Needs Trust, dated June 17, 2016

BY: *Cindy Maxwell TTEE*  
Cindy Maxwell  
Trustee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Cindy Maxwell is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of The Rita Winn-Lemon Testamentary Special Needs Trust, dated June 17, 2016 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-9-17

*Marlin DuBois*  
Marlin DuBois  
Notary Public in and for the State of Washington  
Residing at: Bellingham, WA  
My appointment expires: March 17, 2019

NOTARY PUBLIC  
STATE OF WASHINGTON  
MARLIN DU BOIS  
My Appointment Expires  
March 17, 2019

**EXHIBIT "A"**  
Legal Description

That portion of Government Lot 3 and the Northeast quarter of the Southwest Quarter of Section 8, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at a point where the West line of said Government Lot 3 intersects the North bank of the Cascade River;  
Thence North along the West line of Lot 3, 669.6 feet, more or less, to the Northwest corner of said Lot 3;  
Thence North along the West line of said Northeast Quarter of the Southwest Quarter, 292 feet;  
Thence East 660 feet;  
Thence South 524.6 feet, more or less, to the North bank of the Cascade River;  
Thence Westerly along the North bank of the Cascade River to the point of beginning.

EXCEPT roads;

AND EXCEPT that portion thereof lying North of the Cascade Highway;

AND ALSO EXCEPT that portion of the West 250 feet lying South of the Cascade River Road and North of the Cascade River.

Situated in Skagit County, Washington.

SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE

The following is part of the Purchase and Sale Agreement dated January 09, 2017

between Dustin L Harrison DoraLi A Harrison ("Buyer")  
Buyer Buyer  
and Maxwell ("Seller")  
Seller Seller  
concerning 61378 Cascade River Road Marblemeunt WA 98228 (the "Property")  
Address City State Zc

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