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11/09/2018 03:50 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

AFTER RECORDING RETURN TO:

BARRON SMITH DAUGERT, PLLC  
300 NORTH COMMERCIAL STREET  
BELLINGHAM, WASHINGTON 98225

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DOCUMENT TITLE: 20184972  
NOV 09 2018

GRANTOR(S):  
Amount Paid \$0  
Skagit Co. Treasurer  
By *nam* Deputy

BARGAIN AND SALE DEED

NANCY J. ELLIS and JOANNE M.  
STEWART, as Co-Personal Representative  
of the Estates of Marie Swanson and  
Eugene Swanson Deceased

GRANTEE(S):

URBAN AVENUE LLC, a Washington limited  
liability company, UBI # 604 340 933

ABBREVIATED LEGAL DESCRIPTION:

Ptn NW NW S17-T34N-R4E  
Ptn NW NW S17-T34N-R4E  
Ptn NW NW S17-T34N-R4E

ADDITIONAL LEGAL DESCRIPTION ON:

PAGE4

ASSESSOR'S TAX PARCEL NUMBER(S):

340417-0-156-0017 (P25770)  
340417-0-153-0002 (P25764)  
340417-2-016-0005 (P25945)

**BARGAIN AND SALE DEED**

The undersigned Grantors, NANCY J. ELLIS and JOANNE M. STEWART, as the duly appointed, qualified and acting Co-Personal Representatives of the Estates of MARIE SWANSON, Whatcom County Superior Court Probate Cause Number 15-4-00510-7; and the Estate of Eugene Albert Swanson, Whatcom County Superior Court Probate Cause Number 16-4-00288-2, Deceased, and not in their individual capacities, as a distribution of the estate pursuant to Will, do grant, bargain, sell, convey and confirm to URBAN AVENUE LLC, UBI # 604 340 933, the following-described real estate, situated in Skagit County, Washington:

SEE ATTACHED EXHIBIT A

SUBJECT TO: Easements, dedications, restrictions and reservations  
of record.

The Grantors, for themselves and for Grantors' successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications. Grantors do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, Grantors will forever warrant and defend the said described real estate.

DATED this 23 day of October, 2018.

Signed by the Co-Personal Representatives of the Estates of Marie Swanson and of Eugene Albert Swanson, Deceased, and not in their individual capacities:

Nancy J. Ellis  
NANCY J. ELLIS

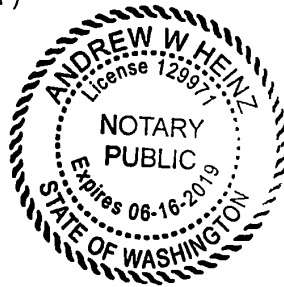
Joanne M. Stewart  
JOANNE M. STEWART

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that NANCY J. ELLIS is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as CO-PERSONAL REPRESENTATIVE OF THE ESTATES OF MARIE SWANSON AND OF EUGENE ALBERT SWANSON, DECEASED, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

(SEAL/STAMP)

Dated: 10/23 /, 2018.



AH  
Notary Public  
Residing in Bellingham  
My appointment expires 6/16/19

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that JOANNE M. STEWART is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as CO-PERSONAL REPRESENTATIVE OF THE ESTATES OF MARIE SWANSON AND OF EUGENE ALBERT SWANSON, DECEASED, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

(SEAL/STAMP)

Dated: 10/23, 2018.



AH  
Notary Public  
Residing in Bellingham  
My appointment expires 6/16/19

**EXHIBIT A**

## LEGAL DESCRIPTIONS:

**PARCEL "A": 340417-0-156-0017 (P25770)**

(0.3800 ac) TAX 92 PTN N1/2 S1/2 NW1/4 NW1/4 BAAP O NDK 17 N LI SD SUB 277FT W OF W LI OF PNT CO R/W TH S AT R/A 82FT TH E AT R/A 5FT TH S AT R/A TO S LI SD SUB TH W ALG S LI SD SUB TAP 375FT W OF W LI SD PNT R/W T HN TO N LI SD SUB TH E ALG SD N LI TPOB

**PARCEL "B": 340417-0-153-0002 (P25764)**

TAX 89, DK17: THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION THAT IS 277 FEET WEST OF THE WEST LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY; THENCE SOUTH, AT RIGHT ANGLES, 82 FEET; THENCE EAST AT RIGHT ANGLES 5 FEET; THENCE SOUTH AT RIGHT ANGLES, TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE 65 FEET; THENCE NORTH TO THE NORTH LINE OF SAID SUBDIVISION; THENCE WEST ALONG SAID NORTH LINE 70 FEET TO THE POINT OF BEGINNING.

**PARCEL "C": 340417-2-016-0005 (P25945)**

(0.6900 acres) E 385FT OF N1/2 S1/2 S1/2 NW1/4 NW1/4 DK 17 LESS TAX 89 92 ALSO W 10FT ABAND PSC RL YADJ TO

All Situate in the 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 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.