



202101130119

01/13/2021 03:02 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

After recording mail to:

Stiles Law Inc., P.S.  
P.O. Box 228 / 925 Metcalf Street  
Sedro-Woolley, WA 98284

Grantors: Katherine H. Roy, Karin Ovenell-Carter, Cynthia A. Kleinhuizen, Kristen M. Hansen and Helen E. Ovenell, as their separate property  
Grantee: Ovenell's Heritage Inn Lodging, LLC, a Washington limited liability company  
Legal: Portions of Lots 9, 10 & 11, 11-35-8, W.M., Less Rd  
Tax Parcel #: P43751 / 350811-0-005-0003

**QUIT CLAIM DEED**

The Grantor, KATHERINE H. ROY, KARIN OVENELL-CARTER, CYNTHIA A. KLEINHUZEN, KRISTEN M. HANSEN, HELEN E. OVENELL, as their own separate property, conveys and quit claims unto OVENELL'S HERITAGE INN LODGING, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein: *formally known as Cynthia Ovenell*

Government Lot 9 less the West 450 feet of the South 250 feet,  
Government Lot 10 less the South 450 feet and Government Lot 11 of  
Section 11, Township 35 North, Range 8 East, W.M., less road.

INCLUDING a 1975 Fleetwood 70x14 S/N 6410 mobile home, a 1991  
Skyline/Hampshire 66x14 VIN: 22910131D mobile home, and a PM 1991  
Cavco/Malibu 11x35 VIN# Unknown mobile home.

Dated July 8, 2020

Katherine H. Roy  
Katherine H. Roy, Grantor

Karin Ovenell-Carter  
Karin Ovenell-Carter, Grantor

Cynthia A. Kleinhuizen  
Cynthia A. Kleinhuizen, Grantor

Kristen M. Hansen  
Kristen M. Hansen, Grantor

Helen E. Ovenell  
Helen E. Ovenell, Grantor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2021157  
JAN 13 2021

Amount Paid \$ 0  
By BT Skagit Co. Treasurer Deputy

GIVEN UNDER my hand and official seal this B day of July, 2020

Brian D. Hies  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley  
Commission Expires: 6-20-22

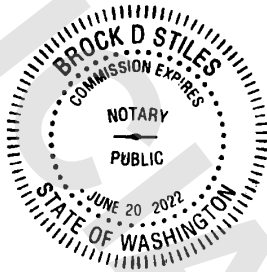
GIVEN UNDER my hand and official seal this 8 day of July, 2020

NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley  
Commission Expires: 6-20-28

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

On this day personally appeared before me **Cynthia A. Kleinhuizen**, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 8 day of July, 2020

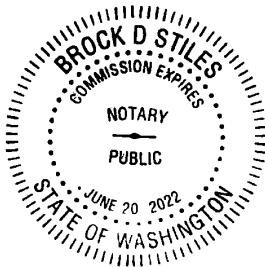


Brock D Stiles  
 NOTARY PUBLIC in and for the  
 State of Washington, residing at  
Edro Woolley  
 Commission Expires: 6-20-22

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

On this day personally appeared before me **Kristen M. Hansen**, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 8 day of July, 2020

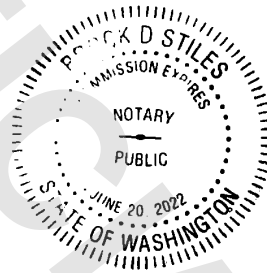


Brock D Stiles  
 NOTARY PUBLIC in and for the  
 State of Washington, residing at  
Edro Woolley  
 Commission Expires: 6-20-22

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF SKAGIT        )

On this day personally appeared before me **Helen E. Ovenell**, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 8 day of July, 2020



Helen E. Ovenell  
NOTARY PUBLIC in and for the  
State of Washington, residing at

Sedro Woolley  
Commission Expires: 6-20-22



## 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.

EXHIBIT A