



202101130120

01/13/2021 03:02 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021 156
JAN 13 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By *BJ* Deputy

After recording mail to:

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

Grantors: Katherin H. Roy, Karin Ovenell-Carter, Cynthia A. Kleinhuizen, Kristen M. Hansen and Helen E. Ovenell, as their separate property
 Grantee: Ovenell Properties North, LLC, a Washington limited liability company
 Legal: Portion of South 1/2, Section 11, and Portions of Section 14, Township 35 North, Range 8 East, W.M.
 Tax Parcel #: 1) P43752 / 350811-0-008-0000
 2) P43897 / 350814-1-003-0000
 3) P43890 / 350814-0-001-0004
 4) P43899 / 350814-2-001-0000

QUIT CLAIM DEED

The Grantor, KATHERINE H. ROY, KARIN OVENELL-CARTER, CYNTHIA A. KLEINHUIZEN formally known as Cynthia Ovenell, KRISTEN M. HANSEN AND HELEN E. OVENELL, as their separate property, conveys and quit claims unto OVENELL PROPERTIES NORTH, 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:

P43752, P43897, P43890 & P43899:
see attached Exhibit A for Legal Description
The following described portion of Township 35 North, Range 8 East, W.M.

~~Beginning at the Southwest corner of Government Lot 9 of Section 11; thence East along the South line of said subdivision to the Southeast corner thereof; thence Northwesterly along the Northeasterly line of said subdivision to the Northwest corner thereof; thence Westerly along the Northerly line of Government Lots 10 and 11 to the Northwest corner of Government Lot 11; thence Southwesterly along the Westerly line of said Government Lot 11 to the Southwest corner thereof; thence along the South line of said Section 11 to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 14; thence South along said West line 400 feet; thence Southeasterly to a point which lies 250 feet North of and 400 feet East of the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 14; thence South along a line lying 400 feet West of and parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4, 250 feet to the South line of said subdivision; thence East along said South line to the Southeast corner of said~~

subdivision; thence South along the East line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 14 to the Southeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence West along the South line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to a point on a line which is parallel with and 60 feet East of the West line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence South along said line which is parallel with and 60 feet East of the West line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to its intersection with the North line of the Sauk Valley Road; thence East along said North line to its intersection with the West line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 14; thence North along the West line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and Government Lot 1 of said Section 14 to the point of beginning.

EXCEPT any portion thereof lying within the present or former bed and shores of the Skagit River. ALSO EXCEPT County road rights of way, if any.

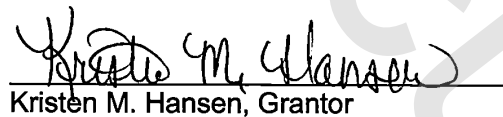
TOGETHER WITH those portions of vacated County roads, if any, which have reverted to said premises by operation of law.

Dated July 8, 2020


Katherine H. Roy, Grantor


Karin Ovenell-Carter, Grantor


Cynthia A. Kleinhuizen, Grantor


Kristen M. Hansen, Grantor


Helen E. Ovenell, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Katherine H. Roy**, 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 6 day of July, 2020

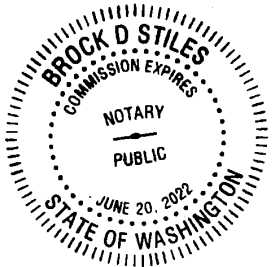


Brock D Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at
Red Ho Woolley
Commission Expires: 6-20-22

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Karin Ovenell-Carter**, 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 6 day of July, 2020



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

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

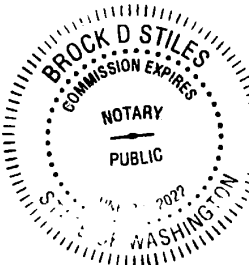


Brock D Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 6-20-22

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

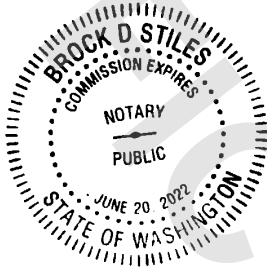


Brock D Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 6-20-2022

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



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

UNOFFICIAL DOCUMENT

Legal Description

P43752, P43897, P43890 & P43899:

The following described portion of Township 35 North, Range 8 East, W.M.

Beginning at the Southwest corner of Government Lot 9 of Section 11; thence East along the South line of said subdivision to the Southeast corner thereof; thence Northwesterly along the Northeasterly line of said subdivision to the Northwest corner thereof; thence Westerly along the Northerly line of Government Lots 10 and 11 to the Northwest corner of Government Lot 11; thence Southwesterly along the Westerly line of said Government Lot 11 to the Southwest corner thereof; thence along the South line of said Section 11 to the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14; thence South along said West line 400 feet; thence Southeasterly to a point which lies 250 feet North of and 400 feet East of the Southwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 14; thence South along a line lying 400 feet West of and parallel with the West line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 250 feet to the South line of said subdivision; thence East along said South line to the Southeast corner of said subdivision; thence South along the East line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 14 to the Southeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence West along the South line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to a point on a line which is parallel with and 60 feet East of the West line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence South along said line which is parallel with and 60 feet East of the West line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to its intersection with the North line of the Sauk Valley Road; thence East along said North line to its intersection with the West line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 14; thence North along the West line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and Government Lot 1 of said Section 14 to the point of beginning.

EXCEPT any portion thereof lying within the present or former bed and shores of the Skagit River. ALSO EXCEPT County road rights of way, if any.

EXCEPT 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.

EXCEPT 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.

TOGETHER WITH those portions of vacated County roads, if any, which have reverted to said premises by operation of law.

EXHIBIT A



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