

**When recorded return to:**  
Greta L. Movassaghi and David R. Adams  
PO Box 2013  
Concrete, WA 98237

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
620049968

Escrow No.: 245446823

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5607

Dec 08 2021

Amount Paid \$1037.00

Skagit County Treasurer

By Josie Bear Deputy

**BARGAIN AND SALE DEED**

**THE GRANTOR(S)**

Diana L. Young and Henry R. Young, a married couple

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

Greta L. Movassaghi and David R. Adams, 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.)

W 1/2 TRCT 3, EAGLE VISTA SHORT PLAT NO. 112-76 ; PTN NW 1-34-9

Tax Parcel Number(s): P30746 / 340901-0-009-0209

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**BARGAIN AND SALE DEED**  
(continued)

Dated: November 16, 2021

*Diana L Young*  
Diana L. Young  
Diana

*Iris B. Kingston*  
Henry R. Young, by Senior Support Service Inc, Guardian  
by Iris Kingston, (Skagit County Case No. 20-4-00075-29)

State of WA  
County of Whatcom of Whatcom

I certify that I know or have satisfactory evidence that Iris Kingston

(s)are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Guardian of Henry R. Young to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/12/2021



*Kirstin Hunt*  
Name: Kirstin Hunt  
Notary Public in and for the State of WA  
Residing at: Bellingham, WA  
My appointment expires: 7-29-22

State of WA  
County of Whatcom of Whatcom

I certify that I know or have satisfactory evidence that Diana L Young

(s)are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/7/21



*Kirstin Hunt*  
Name: Kirstin Hunt  
Notary Public in and for the State of WA  
Residing at: Bellingham, WA  
My appointment expires: 7/29/22

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P30746 / 340901-0-009-0209**

THE WEST HALF OF TRACT 3 OF PARCEL MAP AND SURVEY KNOWN AS EAGLE VISTA SHORT PLAT NO. 112-76, APPROVED SEPTEMBER 9, 1976 AND RECORDED SEPTEMBER 9, 1976, IN VOLUME 1 OF SHORT PLATS, PAGE 165, UNDER AUDITOR'S FILE NO. 842262, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOTS 4 AND 6 IN SECTION 1, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Parcel Map and Survey known as Eagle Vista Short Plat No. 112-76, recorded in Volume 1 of Short Plats, Page 165:  
Recording No.: 842262
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Right-of-Way  
Recording Date: December 8, 1981  
Recording No.: 8112080054
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: Ingress, Egress and Utilities over and across a driveway  
Recording Date: July 16, 1985  
Recording No.: 8507160029
4. The Terms, Conditions and Reservations as disclosed in "Grant of Easement"  
Recording Date: August 10, 1987  
Recording No.: 8708100041
5. Title Notification, and the terms and conditions thereof:  
Recording Date: December 15, 2009  
Recording No.: 200912150077
6. 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 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."