

When recorded return to:  
Timothy M. Woodmansee  
P.O. Box 619  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE

620050400

Escrow No.: 620050400

**BARGAIN AND SALE DEED**

**THE GRANTOR(S)**

William R. Bingham and Beverly Bingham, husband and wife

for and in consideration of Four Hundred Eleven Thousand And No/100 Dollars (\$411,000.00) in hand paid, bargains, sells, and conveys to

Timothy M. Woodmansee, a married man and David Eric Roetcisoender, a married man

the following described estate, situated in the County of Skagit, State of Washington:

The Southeast 1/4 of the Northeast 1/4 of Section 7, Township 35 North, Range 3 East, W.M. Skagit County, Washington.

EXCEPT County road, and ditch rights-of-way.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P33888 / 350307-1-003-0004, P33887 / 350307-1-002-0005

Dated: 5-02-22

William R. Bingham, by Colleen Turyk, his attorney in fact

Beverly Bingham

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221871

May 06 2022

Amount Paid \$7320.80

Skagit County Treasurer  
By Lena Thompson Deputy

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### BARGAIN AND SALE DEED

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for and in consideration of Four Hundred Eleven Thousand And No/100 Dollars (\$411,000.00) in hand paid, bargains, sells, and conveys to

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The Southeast ¼ of the Northeast ¼ of Section 7, Township 35 North, Range 3 East, W.M. Skagit County, Washington.

EXCEPT County road, and ditch rights-of-way.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P33888 / 350307-1-003-0004, P33887 / 350307-1-002-0005

Dated: 5/2/22

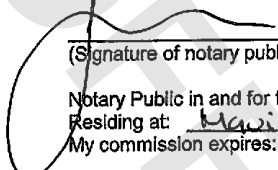
Colleen Turyk POA (William R. Bingham)  
William R. Bingham, by Colleen Turyk, his attorney in fact

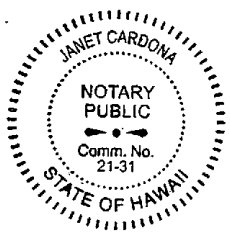
\_\_\_\_\_  
Beverly Bingham

**BARGAIN AND SALE DEED**  
(continued)

State of Hawaii  
County of Hon

This record was acknowledged before me on May 02, 2022 by Colleen Turyk, Power of Attorney of William R. Bingham.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Hawaii  
Residing at: Honolulu, Hawaii  
My commission expires: April 18, 2025



State of \_\_\_\_\_  
County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Beverly Bingham.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**BARGAIN AND SALE DEED**  
(continued)

State of \_\_\_\_\_  
County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Colleen Turyk, Power of Attorney of William R. Bingham.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

State of Washington  
County of King

This record was acknowledged before me on 5/2/2022 by Beverly Bingham.

Dianne Hertz  
(Signature of notary public)  
Dianne Hertz  
Notary Public in and for the State of Washington  
Residing at: Federal Way, WA  
My commission expires: 7/9/2025



Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 04/23/22  
between Timothy M Woodmansee ("Buyer")  
Buyer William R Bingham by Colleen Turyk Beverly Bingham by Mark Headle ("Seller")  
Seller  
concerning NHN Bayview-Edison Rd Bow WA 98232 (the "Property")  
Address City State Zip

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 Auditor's office in conjunction with the deed conveying the Property.

Authenticator  
Timothy M Woodmansee 04/23/22  
Buyer Date

Authenticator  
Colleen Turyk 04/19/22  
Seller Date  
Authenticator  
Beverly Bingham 04/18/2022  
Seller Date