

When recorded return to:
Shalyce J. Pocock and Ian D. Pocock
PO Box 294
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237739
Aug 18 2023
Amount Paid \$5344.11
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620054754

Escrow No.: 620054754

BARGAIN AND SALE DEED

THE GRANTOR(S) *Sharline R. Lundgren, Personal Representative*
~~The Heirs and Devisees~~ of Earline Swanson, deceased
for and in consideration of in hand paid, bargains, sells, and conveys to
Shalyce J. Pocock and Ian D. Pocock, a married couple

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

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP
35 NORTH, RANGE 3 EAST, W.M.;
EXCEPT THE SOUTH 577 FEET;
AND EXCEPT THE WEST 330 FEET OF THE NORTH 132 FEET OF THE SOUTH 709 FEET
THEREOF;
AND EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD
PURPOSES, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 104384.

AND EXCEPT THAT PORTION CONVEYED BY FULFILLMENT WARRANTY DEED RECORDED
UNDER RECORDING NO. 877582 AND RE-RECORDED UNDER RECORDING NO. 878060

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P33571 / 350301-2-001-0026

Dated: *8-14-23*

Estate of Earline Mae Swanson

BY: *Sharline R. Lundgren*
Sharline R. Lundgren
Personal Representative

BARGAIN AND SALE DEED
(continued)

State of Washington

County of Skagit

This record was acknowledged before me on August 14, 2023 by Sharline R. Lundgren as Personal Representative of Estate of Earline Mae Swanson.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
--

John L. Scott
REAL ESTATE

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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08/03/23

The following is part of the Purchase and Sale Agreement dated _____
between Shalyce J Pocock Ian D Pocock ("Buyer")
Buyer Buyer
and Estate of Earline Mae Swanson ("Seller")
Seller Seller
concerning NHN Ershig Road 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 14.36, 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
Shalyce J Pocock 08/03/23
Buyer Date
Authenticator
Ian D Pocock 08/03/23
Buyer Date

Estate of Earline Mae Swanson
Seller Date
P.R. Sharlene R. Henderson 8-17-23
Seller Date

UNRECORDED DOCUMENT

John L. Scott
REAL ESTATE

Form 22ZZ
Open Space Addendum
Rev. 4/05
Page 1 of 1

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**OPEN SPACE, FARM AND AGRICULTURAL OR
TIMBERLAND CLASSIFICATION ADDENDUM**

The following is part of the Purchase and Sale Agreement dated August 03, 2023 1
between Shalyce J Pocock Ian D Pocock ("Buyer") 2
Buyer Buyer
and Estate of Earline Mae Swanson ("Seller") 3
Seller Seller
concerning 0-NHN Ershig Road Bow WA 98232 (the "Property"). 4
Address City State Zip

1. **Classification of Property.** Seller represents that the Property is classified as open space 5
 farm and agricultural timberland under RCW Chapter 84.34. 6
2. **Removal from Classification.** Buyer shall not file a notice of classification continuance at 7
the time of Closing and the Property shall be removed from its classification. All additional 8
taxes, applicable interest, and penalties assessed by the county assessor when the Property 9
is removed from its classification shall be paid by Seller by Buyer by both Seller and 10
Buyer in equal shares (Seller if no box checked). 11
3. **Notice of Classification Continuance.** In order to retain this classification, Buyer shall 12
execute a notice of classification continuance at or before the time of Closing. The notice of 13
classification continuance shall be attached to the real estate excise tax affidavit. Buyer 14
acknowledges that if Buyer fails to execute a notice of classification continuance, the county 15
assessor must reassess the Property's taxable value and retroactively impose additional 16
taxes, applicable interest, and penalties, which Buyer shall pay. 17

SJP 08/03/2023
Buyer's Initials Date

IDP 08/03/2023
Buyer's Initials Date

J.L.S. 8-3-23
Seller's Initials Date Seller's Initials Date