

After recording return to:

Sallye Quinn
BARRON QUINN BLACKWOOD, PLLC
306 N. Commercial, Ste 101
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238041

Sep 13 2023

Amount Paid \$27595.00
Skagit County Treasurer
By Lena Thompson Deputy

GRANTOR(S): MARGARET A. FORSTEIN AND MATTHEW J. FORSTEIN

GRANTEE(S): STERLING HILL, L.L.C.

ABBREVIATED LEGAL DESCRIPTION: PTN SE 1/4 NE 1/4, SEC. 25-35N-R3 EWM

ASSESSOR'S TAX/PARCEL NUMBER: 350325-1-006-0009/P34801

STATUTORY WARRANTY DEED

THE GRANTORS, MARGARET A. FORSTEIN AND MATTHEW J. FORSTEIN, a married couple for valuable consideration which they acknowledge having received, convey and warrant to STERLING HILL, L.L.C., a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

The Southeast 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 3 East W.M., EXCEPT roads.

Situate in the County of Skagit, State of Washington.

Subject to those liens, charges and encumbrances described in Exhibit A attached hereto and incorporated herein by reference.

Grantor and Grantee acknowledge that they specifically negotiated that the total purchase price for the above-described real property is to be allocated between the residence located thereon and the farmland as follows and that such allocation was based on comparative market analysis reports obtained for the residence and the Grantor and Grantee's respective analysis of the market value of the remainder of the real property consisting of farmland:

Residence: One Million Sixteen Thousand and No/100 Dollars (\$1,016,000.00)

Farmland: Five Hundred Thirty-Four Thousand and No/100 Dollars (\$534,000.00), which was determined based on a price of Fifteen Thousand and No/100 Dollars (\$15,000.00) per acre of Farmland.

DATED this 13 day of Sept., 2023.

Margaret A. Forstein
Margaret A. Forstein

Matthew J. Forstein

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DATED this 12th day of September, 2023.

Margaret A. Forstein

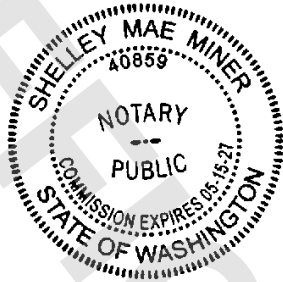
Matthew J. Forstein

Matthew J. Forstein

State of Washington)
County of Skagit) ss.

This record was acknowledged before me on 9-12, 2023 by Margaret A. Forstein.

(STAMP)



(Signature)

Notary Public

My commission expires: 5-18-27

State of Washington)
County of Skagit) ss.

This record was acknowledged before me on _____, 2023 by Matthew J. Forstein.

(STAMP)

(Signature)

Notary Public

My commission expires: _____

State of Washington)

) ss.

County of Skagit)

This record was acknowledged before me on _____, 2023 by Margaret A. Forstein.

(STAMP)

(Signature)

Notary Public

My commission expires: _____

State of Washington)

) ss.

County of King)

This record was acknowledged before me on 09/12, 2023 by Matthew J. Forstein.

(STAMP)

(Signature)

Notary Public

My commission expires: 04/06/2026

AUTUMN MCDANIEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 147455
COMMISSION EXPIRES 04/06/2026

This notarial act involved the use of communication technology

EXHIBIT A

1. An easement granted to Drainage District No. 14 of Skagit County over Parcel "A" to lay and maintain a 12 inch underground tile drain dated September 19, 1927, filed December 21, 1927, under Auditor's File No. 209457, and recorded in Volume 146 of Deeds, page 134.
2. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:
Recorded: October 27, 2006
Auditor's File No.: 200610270069
3. Title Notification - Special Flood Hazard Area and the terms and conditions thereof as recorded May 10, 2007 under Auditor's File No. 200705100170.
4. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof as recorded May 10, 2007 under Auditor's File No. 200705100171 .
5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: Mathew J. Forstein and Margaret A. Forstein
And: Public Health Department
Dated: August 13, 2007
Recorded: August 13, 2007
Auditor's File No.: 200708130201
Regarding: Septic Service Contract
6. The lands described herein have been classified as farm and agricultural disclosed by notice recorded November 1, 1971 and September 12, 1974 under Auditor's File Nos. 759935 and 807139 and are subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years.

Any sale or transfer of all or a portion of said property requires execution of forms which may be obtained from Skagit County Assessor's Office and submission of said completed forms to them AT LEAST 15 DAYS PRIOR TO CLOSING in addition to the notice of compliance form attached to the excise tax affidavit.

NOTICE OF CONTINUANCE:
Auditor's File Nos.: 200201310016 , 200307170004 , 200307170005 and 200704190135
7. Matters as disclosed by unrecorded survey completed by Semrau Engineering & Surveying, Job No. 6371.