

When recorded return to:

Calvin Knoblich and Mary Knoblich
Tanner Knoblich
20073 Dahlstedt Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241256
Jul 09 2024
Amount Paid \$16025.00
Skagit County Treasurer
By Lena Thompson Deputy

211059-LT

BARGAIN AND SALE DEED

THE GRANTOR(S) **Barbara Gustafson and Charles Boon, Co-Personal Representatives of The Estate of Sidney Deboer and of The Estate of Jean E. DeBoer** for and in consideration of **_NINE HUNDRED THOUSAND AND 00/100 (\$900,000.00) DOLLARS** in hand paid, bargains, sells, and conveys to

Calvin Knoblich and Mary Knoblich, a married couple, and Tanner Knoblich, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated Legal: **Ptn. SW/SW — Sec. 16-35-4 (aka 'NEW LOT B' Survey #202011180155**

Tax Parcel Number(s): **350416-3-002-0108/P36785**

Dated this 9 day of July, 2024.

The Estate of Sidney Deboer

By: Barbara Gustafson
Barbara Gustafson, Co-Personal Representative

By: Charles Boon
Charles Boon, Co-Personal Representative

The Estate of Jean E. DeBoer

By: Barbara Gustafson
Barbara Gustafson, Co-Personal Representative

By: Charles Boon
Charles Boon, Co-Personal Representative

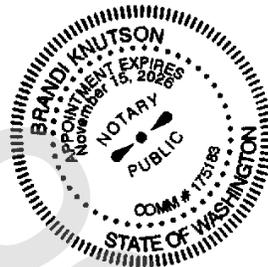
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 9 day of July, 2024 by Barbara Gustafson and Charles Boon, Co-Personal Representatives of The Estate of Sidney and The Estate of Jean E. DeBoer.

[Signature]
Signature

Notary
Title

My commission expires: Nov. 15, 2026



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 20073 Dahlstedt Road, Burlington, WA 98233
Tax Parcel Number(s): 350416-3-002-0108/P36785

Property Description:

The West 525 feet of the South 415 feet of the Southwest 1/4 of the Southwest 1/4 of Section 16,
Township 35 North, Range 4 East, W.M.;

EXCEPT the South 40 feet for County Road;

(Also shown of record as 'NEW LOT B' of that survey recorded under Skagit County Auditor's File No.
202011180155.)

Situate within the County of Skagit, State of Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's 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.