

**When recorded return to:**

C.J. Ebert  
Park 9, LLC  
2911 1/2 Hewitt Ave Suite#1  
Everett, WA 98201

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241511

Jul 25 2024

Amount Paid \$2005.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title  
620056044

Escrow No.: 245462414

**PERSONAL REPRESENTATIVE DEED  
(Bargain and Sale Deed - RCW 64.04.040)**

**THE GRANTOR(S)**

Cindy Maxwell of Inslee, Maxwell & Associates, as Guardian of The Estate of Pauline R. Hinchman, who acquired title as Pauline Pfeifer, an incapacitated person under Skagit County Case # 18-4-00291-29

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

Park 9, LLC, a Washington limited liability company

the following described real 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.)

LTS 1 THRU 5 & LTS 10 THRU 13, BLK 8, MAP OF SYNDICATE ADDN TO THE TOWN OF LACONNER

Tax Parcel Number(s): P74290 / 4128-008-013-0007,

Subject to:

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

**PERSONAL REPRESENTATIVE DEED**  
(continued)

Dated: 7/25/24

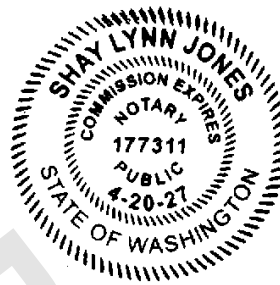
The Estate of Pauline R. Hinchman

By: Cindy Maxwell CPC  
Cindy Maxwell of Inslee, Maxwell & Associates, Guardian

State of Washington  
County of Whatcom

This record was acknowledged before me on 7/25/24 by Cindy Maxwell of Inslee, Maxwell & Associates as Guardian of The Estate of Pauline R. Hinchman.

Shay Lynn Jones  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 4/20/27



**EXHIBIT "A"**  
Legal Description

LOTS 1 THROUGH 5, AND LOTS 10 THROUGH 13, BLOCK 8, MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED JULY 20, 1955, RECORDED JULY 29, 1955 UNDER AUDITOR'S FILE NO. 521728, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Map of Syndicate Addition to the Town of La Conner: Recording No: Volume 2, Page 109
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey: Recording No: 200711070044
3. 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

**EXHIBIT "B"**Exceptions  
(continued)**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."

4. Assessments, if any, levied by La Conner.
5. City, county or local improvement district assessments, if any.