

When recorded return to:

Kent Thomas
P.O. Box 162
Naknek, AK 99633

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20242373

Sep 30 2024

Amount Paid \$6085.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620057014

Escrow No.: 620057014

BARGAIN AND SALE DEED

THE GRANTOR(S) *Charles Rohwer as Person Representative of*
The Estate of Lorraine M. Miller, deceased

for and in consideration of in hand paid, bargains, sells, and conveys to
Kent Thomas, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 40, "PLAT OF BAKERVIEW WEST", AS PER PLAT RECORDED IN VOLUME 17 OF
PLATS, PAGES 13 THROUGH 16, INCLUSIVE, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P113654 / 4719-000-040-0000


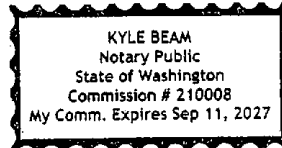
Dated: *9-26-2024*

The Estate of Lorraine M. Miller, deceased

BY: *Charles Rohwer*
Charles Rohwer
Personal Representative

BARGAIN AND SALE DEED

(continued)

State of WA
County of WhatcomThis record was acknowledged before me on 9.26.24 by
Charles Rohweras Personal Representative of
The Estate of Lorraine M. Miller, deceased
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-11-27

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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 9-1-2024
between Kent Thomas ("Buyer")
and Estate of Lorraine M. Miller ("Seller")
concerning 2905 Schuller Place Mount Vernon WA 98273 (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.

DocuSigned by:
Kent Thomas 9/1/2024
Buyer Date

Estate of Lorraine M. Miller
Seller Date
P.R. Charles Rohwer 08/28/2024
Seller Date

Charles Rohwer 9-26-2024