

When recorded return to:

Lloyd D. Van Roekel and Sharon G. Van Roekel
46460 Whale Watch Drive
Neskowin, OR 97149
212316-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250366
Feb 11 2025
Amount Paid \$13478.00
Skagit County Treasurer
By Lena Thompson Deputy

BARGAIN AND SALE DEED

THE GRANTOR(S)

David Curnow, Personal Representative of The Estate of Josephine Ann Curnow

for and in consideration of

EIGHT HUNDRED TEN THOUSAND AND 00/100 (\$810,000.00) DOLLARS

in hand paid, bargains, sells, and conveys to

Lloyd D. Van Roekel and Sharon G. Van Roekel, a married couple

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: (Required if full legal not inserted above.)

Lot 27, Park Ridge Div. No. 1

Tax Parcel Number(s): 4611-000-027-0006/P104215

Dated: January 30, 2025

The Estate of Josephine Ann Curnow

By: [Signature]
David Curnow, Personal Representative

STATE OF WASHINGTON,
COUNTY OF Skaagit

This record was acknowledged before me on 7th day of Feb., 2025 by David Curnow, Personal Representative of The Estate of Josephine Ann Curnow.

[Signature]
Signature

LPO
Title

My commission expires: August 18, 2028



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 418 South 39th Place, Mount Vernon, WA 98274
Tax Parcel Number(s): 4611-000-027-0006/P104215

Property Description:

Lot 27, "PLAT OF PARK RIDGE DIVISION 1," as per plat recorded in Volume 15 of Plats, pages 112 and 113, records of Skagit County, Washington.

Situate in the City of Mount Vernon, 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.