

When recorded return to:

Brian R. Covey and Jennifer L. Covey
1521 Sarah Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250389

Feb 13 2025

Amount Paid \$9295.00
Skagit County Treasurer
By Lena Thompson Deputy

214275-LT

BARGAIN AND SALE DEED

THE GRANTOR(S) Amy Lee Buchanan, Personal Representative of The Estate of Joe Buchanan, who acquired title as Joe A. Buchanan for and in consideration of Ten Dollars and Other Good and Valuable Consideration in hand paid, bargains, sells, and conveys to Brian R. Covey and Jennifer L. Covey, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

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

Lot 17, Blackburn Ridge

Tax Parcel Number(s): 4708-000-017-0000/P113166

For Full Legal Description, See Attached Exhibit "A"

Dated: February 12, 2025

The Estate of Joe Buchanan

By: *ALB* *Pers. Rep.*
Amy Lee Buchanan, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 12th day of February, 2025 by Amy Lee Buchanan, Personal Representative of The Estate of Joe Buchanan.

Naomi R. Stanfill
Signature
Notary
Title

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

My commission expires: 03-17-26

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1511 Sarah Street, Mount Vernon, WA 98274

Tax Parcel Number(s): 4708-000-017-0000/P113166

Property Description:

Lot 17, "PLAT OF BLACKBURN RIDGE," as per plat recorded in Volume 16 of Plats, pages 206 through 208, inclusive, 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.