

When recorded return to:
Paul J. Pearce
812 Whatcom Street #104
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250404
Feb 14 2025
Amount Paid \$7813.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058022

CHICAGO TITLE
620058022

BARGAIN AND SALE DEED

THE GRANTOR(S)

Atef Matni, Personal Representative of the Estate of Sydney Herbert Reynolds, under King County Superior Court Case No. 24-4-08147-7 SEA

for and in consideration of in hand paid, bargains, sells, and conveys to

Paul J. Pearce, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

UNIT 104, ROCKSIDE HOMES LACONNER, CONDOMINIUM NO. 1, ACCORDING TO DECLARATION THEREOF RECORDED APRIL 19, 1979, UNDER AUDITOR'S FILE NO. 7904190003, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES 52 THROUGH 55, INCLUSIVE, UNDER AUDITOR'S FILE NO. 7904190001, 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): P81372 / 4396-000-104-0009

BARGAIN AND SALE DEED
(continued)

Dated: 2-12-25

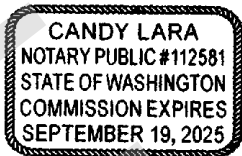
Estate of Sydney Herbert Reynolds

BY: Atef Matni, personal
Atef Matni Representative
Personal Representative

State of Washington
County of Snohomish

This record was acknowledged before me on 02/12/2025 by Atef Matni as
Personal Representative of Estate of Sydney Herbert Reynolds.

Candy Lara
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-19-25



Authentication ID: FCD7D900-79E2-8F11-80F8-002248284882
Authentication ID: AF3E4060-0261-8F11-80F8-002248284882

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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The following is part of the Purchase and Sale Agreement dated February 2, 2025
between Paul J Pearce ("Buyer")
and Estate of Sydney H. Reynolds ("Seller")
concerning 812 Whatcom Unit 104 104 La Center WA 98257 (the "Property")

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.

Authorized
Paul Pearce 02/02/25
Buyer Date

Abelmaton 2-12-25
Abelmaton 1-17-25
Seller PR/Estate of Sydney H. Reynolds

Buyer Date

Seller Date