



202502280066

02/28/2025 11:54 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20250555
FEB 28 2025

Amount Paid \$0
By Skagit Co. Treasurer Deputy
KO

After recording return document to:

Sedro-Woolley School District No. 101
801 Trail Rd.
Sedro-Woolley, WA 98284

QUIT CLAIM DEED

Reference Number of Related Document: 202307280154

Grantor(s): Bucko Properties, LLC and Buckwood, LLC

Grantee(s): Sedro-Woolley School District No. 101

Legal Description: Tract K, Plat of Bucko Estates, Phase I, as recorded under Skagit County Auditor's File No. 202307280154

Additional Legal Description is on Page 5 of Document.

Assessor's Tax Parcel Number: 6101-999-000-0006 - P136894

The Grantor(s), **Bucko Properties, LLC**, a Washington limited liability company and **Buckwood, LLC**, a Washington limited liability company, as their interests may appear, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration, convey(s) and quitclaim(s) to the **Sedro-Woolley School District No. 101**, a Washington municipal corporation, Grantee, the following described real property, and any after acquired interest therein, situated in Skagit County, in the State of Washington:

For legal description and additional conditions
See Exhibits A and B attached hereto and made a part hereof.

The above-described property will be combined or aggregated with contiguous property owned by the Grantee: This boundary adjustment is not for the purpose of creating an additional building lot.

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or

QUIT CLAIM DEED

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 non-forestry 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.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon **Bucko Properties, LLC and Buckwood, LLC** unless and until accepted and approved hereon in writing for **Bucko Properties, LLC and Buckwood, LLC**, by its authorized agent.

QUIT CLAIM DEED

Dated: Feb 19, 2024^{NM}

Bucko Properties, LLC

By: Sarah BuckoTitle member

Buckwood, LLC

By: Sarah BuckoTitle member

Accepted and Approved

Dated: May 30, 2024

Sedro-Woolley School District No. 101

By: Miriam Miralles MickelsonMiriam Miralles Mickelson
Superintendent

QUIT CLAIM DEED

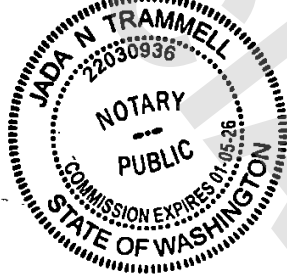
STATE OF WASHINGTON)

County of Skagit : ss

I certify that I know or have satisfactory evidence that Miriam Miralles Mickelson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it as the **Superintendent of Sedro-Woolley School District No. 101**, to be the free and voluntary act of such party for the uses and purposed mentioned in this instrument.

Dated: May 30, 2024Signature: Jada N Trammell

Notary Public in and for the State of Washington

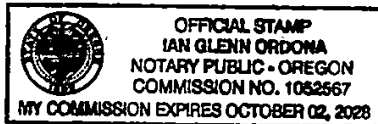
Notary (print name): Jada N TrammellResiding at: Sedro-Woolley

QUIT CLAIM DEED

STATE OF Oregon)
 : ss
 County of Washington)

On this 19th day of February before me personally appeared Sarah Bucko to me known to be the member of **Bucko Properties, LLC** that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that (he/she is) (they are) authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

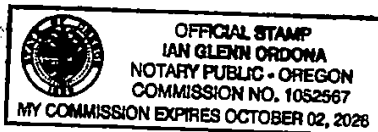


Oregon i.o.
 Notary Public in and for the State of Washington, residing at Portland
 My commission expires 10/02/2028

Oregon i.o.
 STATE OF WASHINGTON)
 : ss
 County of Washington)

On this 19th day of February before me personally appeared Sarah Bucko to me known to be the member of **Buckwood, LLC** that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that (he/she is) (they are) authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



Oregon i.o.
 Notary Public in and for the State of Washington, residing at Portland
 My commission expires 10/02/2028

Exhibit "A"

**Bucko Estates Homeowners Association, Parcel
(Skagit County Assessor's Parcel No. P-136894)
To be Boundary Line Adjusted to
Sedro-Woolley School District No. 101
(Skagit County Assessor's Parcel No. P-37255)**

Tract K, Plat of Bucko Estates, Phase 1, as recorded under Skagit County Auditor's File No. 202307280154.

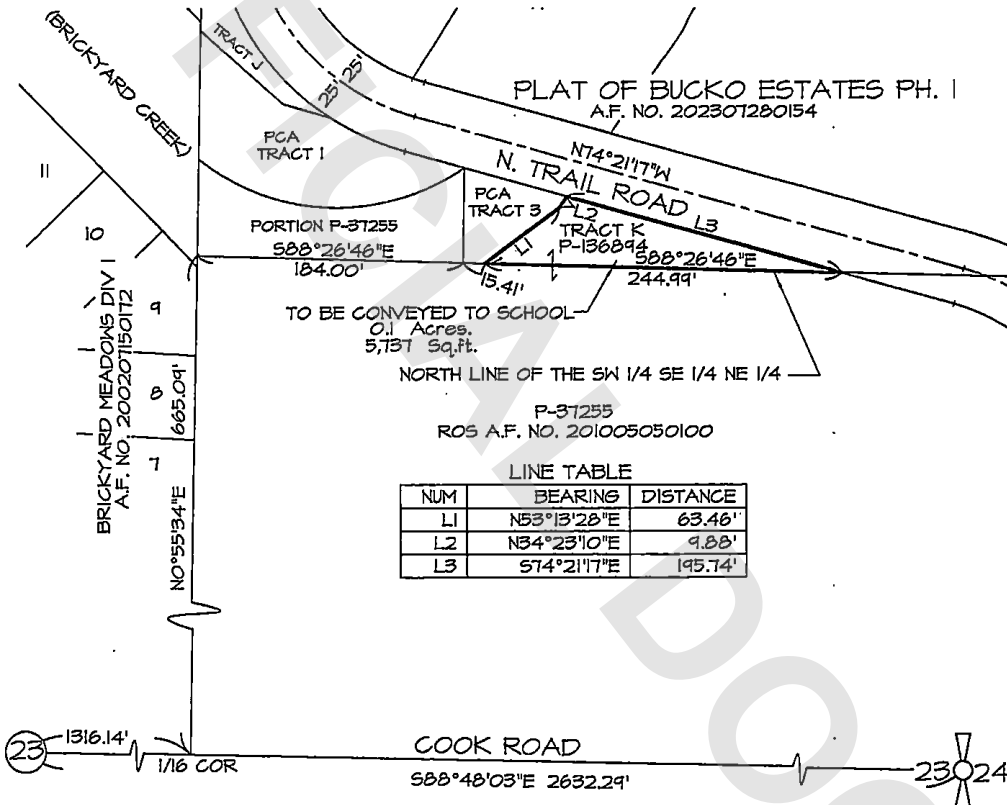
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 5,737 sq. ft.



EXHIBIT "B"



FOR ADDITIONAL SUBDIVISION INFORMATION SEE PLAT OF BUCKO ESTATES PHASE NO. I
RECORDED UNDER A.F. NO. 202301280154



10-17-23

BOUNDARY LINE ADJUSTMENT EXHIBIT MAP IN A PORTION OF THE
SE 1/4 OF THE NE 1/4 OF
SECTION 23, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: CITY OF SEDRO-WOOLLEY

SCALE: 1"=100'
MERIDIAN: ASSUMED

LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-1442

DATE: 10/17/23
DWG: 23-116 EXH B