

When recorded return to:

Brian Todd Lenning
18631 Bradshaw Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251716

Jun 04 2025

Amount Paid \$19085.00
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.: 620058560

CHICAGO TITLE
620058560

BARGAIN AND SALE DEED

THE GRANTOR(S)

Claire Lenning as Personal Representative of the Estate of Beverly D. Lenning also appearing of record as Beverly Marzyck, deceased

for and in consideration of in hand paid, bargains, sells, and conveys to
Brian Todd Lenning, married as separate property

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PTN GOVT 2, SEC 10-33-3E, W.M

Tax Parcel Number(s): P15620 / 330310-0-006-0000

BARGAIN AND SALE DEED
(continued)Dated: 5/23/2025

Estate of Beverly D Marzyck, deceased

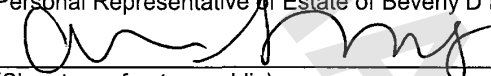
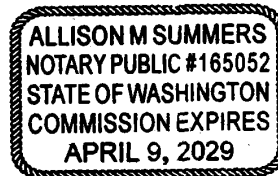
BY: Claire Lenning
Personal RepresentativeState of Washington
County of SkaagitThis record was acknowledged before me on 5/23/2025 by Claire Lenning as
Personal Representative of Estate of Beverly D Marzyck, deceased.
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 04-09-2029

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P15620 / 330310-0-006-0000

That portion of the East 817.3 feet of Government Lot 2, Section 10, Township 33 North Range 3 East, W.M. more particularly described as follows:

Commencing at the Northwest Section Corner of Section 10;
thence South 89°54'22" East along the North line of said section, 2,627.70 feet to the North 1/4 Corner, also the Northeast Corner of Government Lot 2, and bearing South 89°55'45" West, 2,676.05 feet from the Northeast Section Corner of said Section 10;
thence South 0°47'51" West, 843.14 feet along the East line of Government Lot 2;
thence South 89°48'36" West, 109.33 feet to the point of beginning;
thence South 89°48'36" West, 87.05 feet;
thence South 81°10'54" West, 198.18 feet;
thence South 4°51'45" East, 168.59 feet more or less to the North right-of-way line of county road known as Summers Drive;
thence East along said North right-of-way line a distance 276.37 feet more or less, to a point that is South 1°48'10" East from the Point of Beginning;
thence North 1°48'10" West, 169.74 feet more or less to the Point of Beginning;

EXCEPT road, dike and ditch rights of way;

Situated in Skagit County, Washington.

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 29, 2025
between Todd Lenning ("Buyer")
Buyer Buyer
and Estate of Beverly D. Marzyck ("Seller")
Seller Seller
concerning 15447 Summers Dr 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.

<u>B. D. Marzyck</u>	<u>4-29-25</u>	Estate of Beverly D. Marzyck	
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>
		<small>Authenticated</small>	
		<u>Claire Lenning</u>	<u>04/30/25</u>
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>