

202511060050

11/06/2025 03:00 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Kurtis J Noste and Heather M Wharton
22539 Fieldstone Ln
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253638

Nov 06 2025

Amount Paid \$10185.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245474884

BARGAIN AND SALE DEED

THE GRANTOR(S)

Mark Hover, Personal Representative for the Estate of Ronald Everett Wattam, JR who acquired title as Ronald E Wattam, deceased (Whatcom County Superior Court case No. 25-4-00830-37)

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to

Kurtis J Noste and Heather M Wharton, a married couple

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

LOT 1, SHORT CARD NO. PL05-0273, APPROVED NOVEMBER 28, 2005, AND RECORDED DECEMBER 6, 2005, UNDER AUDITOR'S FILE NO. 200512060129, AND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P124158, 330428-4-002-0500

Subject to:

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

BARGAIN AND SALE DEED
(continued)Dated: November 5, 2025

Estate of Ronald E Wattam

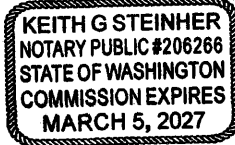
BY: [Signature]Mark Hover
Personal RepresentativeState of WashingtonCounty of WhatcomThis record was acknowledged before me on 11-5-2025 by Mark Hover as
Personal Representative of Estate of Ronald E Wattam.[Signature]
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 3-5-27

EXHIBIT "A"

Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
 Grantor: State of Washington
 Recording No.: 90931

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: Olympic Pipeline Company
 Purpose: Public Utilities
 Recording Date: February 17, 1964
 Recording No.: 646779
 Affects: a portion of said premises
 Amended by instruments
 Recorded: January 29, 1973
 Recording Number: 779918

3. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
 Recording Date: November 17, 2005
 Recording No.: 200511170002

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Energy, Inc
 Purpose: Utilities
 Recording Date: May 8, 2006
 Recording No.: 200605080164
 Affects: a portion of said premises

5. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
 Recording Date: August 19, 2008
 Recording No.: 200808190042
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: September 18, 2009
 Recording No.: 200909180065

6. Operation-Maintenance and Monitoring Requirement for Proprietary Sewage Systems:
 Recording Date: October 13, 2010
 Recording No.: 201010130045

7. Notice to Future Property Owners, and the terms and conditions thereof:
 Recording Date: April 10, 2009
 Recording No.: 200904100072

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 11, 2025
between Heather M Wharton Kurtis J Noste ("Buyer")
Buyer Buyer
and Estate of Ronald E Wattam ("Seller")
Seller Seller
concerning 22539 Fieldstone Lane Mount Vernon WA 98274 (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.

Authenticated
Heather Wharton 10/11/2025
Buyer Date

Authenticated
Kurtis Noste 10/11/2025
Buyer Date

Authenticated
Mark L Hover 10/11/25
Seller Date
Administrator for the Estate of Ronald Everett Wattam, Jr

Seller Date