

When recorded return to:
Roman Moricet
1419 Digby Place Unit 108
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253924
Dec 05 2025

Amount Paid \$4245.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
500164048

Escrow No.: 500164048

BARGAIN AND SALE DEED

THE GRANTOR(S)

Robert Cotton, Personal Representative of the Estate of David E. Dollarhide, and Robert Cotton, Personal Representative of the Estate of Virginia M. Dollarhide

for and in consideration of Two Hundred Sixty-Five Thousand And No/100 Dollars (\$265,000.00) in hand paid, bargains, sells, and conveys to

Roman Moricet, married person as a separate estate

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

UNIT 108, BUILDING 2, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 2,
ACCORDING TO THE AMENDED DECLARATION THEREOF RECORDED APRIL 6, 2005,
UNDER AUDITOR'S FILE NO. 200504060078, AND SURVEY MAP AND PLANS THEREOF
RECORDED APRIL 6, 2005, UNDER AUDITOR'S FILE NO. 200504060077, RECORDS OF
SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT B-12, MADDOX CREEK P.U.D.
PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 2000, UNDER
AUDITOR'S FILE NO. 200008140137, 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): P122655/4852-000-108-0000

BARGAIN AND SALE DEED
(continued)

Dated: 12/4/2020

Estate of David E. Dollarhide

BY: Robert Cotton
Robert Cotton
Personal Representative

Estate of Virginia M. Dollarhide

BY: Robert Cotton
Robert Cotton
Personal Representative

State of WA

County of Thurston

This record was acknowledged before me on 12/04/2025 by Robert Cotton as
Personal Representative of the Estate of David E. Dollarhide.

Yelvin
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 09/01/2029

Notary Public
State of Washington
JOSEPH BEREZHNOY
License #194642
My Commission Expires
September 1, 2029

State of WA

County of Thurston

This record was acknowledged before me on 12/04/2025 by Robert Cotton as
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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 November 04, 2025

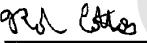
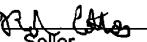
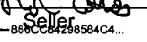
between Roman Moricet ("Buyer")
and Estate of David E. Dollarhide ("Seller")
concerning 1419 Digby Place 108 Mount Vernon WA 98274 (the "Property")

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.

Authentications		Estate of David E Dollarhide by	
		DocuSigned by: 	
Roman Moricet	12/02/2025	Executor	12/2/2025 21:27 P
Buyer	Date	Date	
Estate of Virginia M Dollarhide by		Authentications	
		DocuSigned by: 	
Seller		Executor	12/2/2025 21:27 P
Date		Date	