

When recorded return to:

Jason Cate  
718 North 1st Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20254093  
Dec 22 2025  
Amount Paid \$10229.50  
Skagit County Treasurer  
By Lena Thompson Deputy

**BARGAIN AND SALE DEED**

**400973-LT**

THE GRANTOR(S)

James William Buttram, Personal Representative of The Estate of Billie Jay Buttram Jr.

for and in consideration of

SIX HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$627,500.00) DOLLARS

in hand paid, bargains, sells, and conveys to  
Jason Cate, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Tract A, SP No. 27-80, AF# 8006160027 (Ptn SE SE, 13-34-1)

Tax Parcel Number(s): 340113-4-009-0007/P19354

Dated: December 15, 2025

The Estate of Billie Jay Buttram Jr.

By: James William Buttram PR  
James William Buttram, Personal Representative

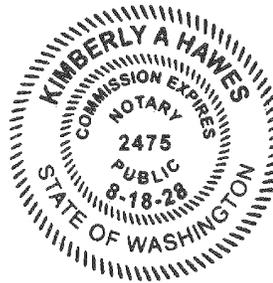
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 18<sup>th</sup> day of Dec., 2025, by James William Buttram,  
Personal Representative of The Estate of Billie Jay Buttram Jr..

[Handwritten Signature]  
Signature

CEO  
Title

My commission expires: August 18, 2028



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 5956 Buttram Lane, Anacortes, WA 98221  
Tax Parcel Number(s): 340113-4-009-0007/P19354

**Property Description:**

Tract A of Short Plat No. 27-86 approved June 16, 1980 and recorded June 16, 1980 under Auditors File No. 8006160027, in Volume 4 of Short Plats page 113, records of Skagit County, Washington, being a portion of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 34 North, Range 1 East W.M.

Situate in the County of Skagit, State of Washington.

## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

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 nonforestry 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.