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03/31/2026 02:55 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.0896
MAR 31 2026

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

After recording mail to:

Stiles & Lehr Inc., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro-Woolley, WA 98284

Grantor(s):	Fred L. Osterhout and Kimberly A. Osterhout, husband and wife
Grantee(s):	Eastwood Properties LLC, a Washington limited liability company
Abbreviated Legal :	Lots 19 & 20, Blk 26, Sedro; Lot 17 ad 18, Blk 26, Sedro
Tax Parcel #:	P75584 / 4149-026-020-0005 and P101343 / 4149-026-018-0000

QUIT CLAIM DEED

The GRANTOR(s), Fred L. Osterhout and Kimberly A. Osterhout, husband and wife, for and in consideration of mere change in identity, WAC 458-61A-211(2)(a), conveys and quitclaims unto Eastwood Properties LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:


P75584 / 4149-026-020-0005

Lots 19 and 20, Block 26, "PLAT OF TOWN OF SEDRO," as per plat recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.


P101343 / 4149-026-018-0000

Lots 17 and 18, Block 26, PLAT OF THE TOWN OF SEDRO, according to the plat therof, recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington. Situate in Skagit County, Washington.

Dated March 18, 2026


Fred L. Osterhout, Grantor

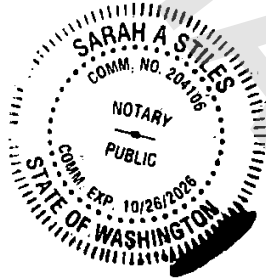
Dated March 18, 2026



Kimberly A. Osterhout, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Fred L. Osterhout, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 18th day of March, 2026



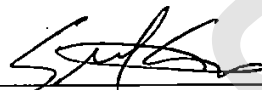

NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro-Woolley
Commission Expires: 10-26-26

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Kimberly A. Osterhout, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 18th day of March, 2026




NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro-Woolley
Commission Expires: 10-26-26



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents 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.

EXHIBIT A