

When recorded return to:

Richard Ross  
116 Foxwood Road  
Portola Valley, CA 94028

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261525

May 21 2026

Amount Paid \$3925.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

Land Title and Escrow (B)  
Reference: 60037500-351

THE GRANTOR(S)  
Melody Waring, Trustee of The Joyce O. Bell Living Trust dated December 29, 2004

for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to  
Richard Ross, 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.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting  
title, which may appear in the public record, including those shown on any recorded plat or survey.

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

Ptn. GL 1, Sec. 12-35-10 EWM

Tax Parcel Number(s): 351012-0-007-0006/P45106 & 351012-0-038-0009/P45140

Dated: 5/19/26

The Joyce O. Bell Living Trust dated December 29, 2004

By: Melody Waring  
Melody Waring, Trustee

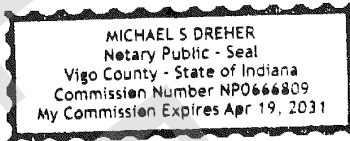
STATE OF INDIANA  
COUNTY OF VIGO

This record was acknowledged before me on this 19 day of May, 2026, by  
Melody Waring, Trustee of The Joyce O. Bell Living Trust dated December 29, 2004.

Michael S Dreher  
Signature

NOTARY PUBLIC  
Title

My commission expires: 4-19-31



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

Property Address: 59571 & 59587 State Route 20, Marblemount, WA 98267  
Tax Parcel Number(s): 351012-0-007-0006/P45106 & 351012-0-038-0009/P45140

Property Description:

Parcel A

The West 1/2 of Government Lot 1, Section 12, Township 35 North, Range 10 East, W.M., EXCEPT that portion of the East 296.62 feet of said. West 1/2 of Government Lot 1, lying South of the State Highway, EXCEPT State Highway, AND EXCEPT the following described tract:

Beginning at the Southeast corner of said described tract at its intersection with the North line of the State Highway; thence North along the East line of said tract, a distance of 400 feet; thence West at right angles to said East line, a distance of 50 feet; thence South at right angles and parallel to said East line, a distance of 400 feet, more or less, to the North line of the State Highway; thence East along the North line of said highway to the point of beginning.

AND ALSO EXCEPT from the main tract above described, all that portion thereof lying North of a line 300 feet North of the State Highway and parallel thereto.

Situate in the County of Skagit, State of Washington.

Parcel B

The West 1/2 of Government Lot 1, Section 12, Township 35 North, Range 10 East, W.M., EXCEPT roads, AND EXCEPT the following described tract:

Beginning at the Southeast corner of said described tract at its intersection with the North line of the State Highway; thence North along the East line of said tract, a distance of 400 feet; thence West at right angles to said East line, a distance of 50 feet; thence South at right angles and parallel to said East line, a distance of 400 feet, more or less, to the North line of the State Highway; thence East along the North line of said highway to the point of beginning.

AND ALSO EXCEPT from the above described, all that portion thereof lying South of a line 300 feet North of the State Highway and parallel thereto.

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 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.