



202511200020

11/20/2025 11:38 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:
Joshua Brooks and Laura Brooks
12526 18th Ave NW
Tulalip, WA 98271

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2025 3782
NOV 20 2025

Amount Paid \$ 3765.00
Skagit Co. Treasurer
By LT Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060371

CHICAGO TITLE
620060371

BARGAIN AND SALE DEED

THE GRANTOR(S)

Peter J. Sanchez, personal representative of The Estate of David L Snelson, deceased
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand
paid, bargains, sells, and conveys to

Joshua Brooks and Laura Brooks, a married couple

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

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

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

LT 49, SHANGRI-LA ON THE SKAGIT

Tax Parcel Number(s): P69043 / 3996-000-049-0003

BARGAIN AND SALE DEED

(continued)

Dated: 11/18/2025

The Estate of David L Snelson

BY: Peter J SanchezPeter J Sanchez
Personal RepresentativeState of WashingtonCounty of WhitmanThis record was acknowledged before me on November 18, 2025 by Peter J Sanchez as
Personal Representative and Personal Representative of The Estate of David L Snelson.Tammy R Nichols
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 3-17-2029

TAMMY R NICHOLS
Notary Public
State of Washington
License Number 31922
My Commission Expires
March 17, 2029

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69043 / 3996-000-049-0003

LOT 49, SHANGRI-LA ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 9 OF PLATS, PAGES 52 AND 53, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 1, 2025
between Joshua Brooks Laura Brooks ("Buyer")
Buyer Buyer
and The Estate of David L Snelson The Estate of David L Snelson ("Seller")
Seller Seller
concerning 35454 Shangrila Dr Sedro Woolley WA 98284 (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.

Authenticity
Joshua Brooks 11/02/2025
Buyer Date

Authenticity
Laura Brooks 11/02/2025
Buyer Date

Authenticity
PJ Sanchez 10/27/2025
Seller Date

Authenticity
Chuck Sanchez 10/27/2025
Seller Date

Pete J. Lopez 11-18-2025