

When recorded return to:

Ruben Morales, Ulises Morales-Fierro
21316 Rolling Ridge Drive
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262391
Jul 28 2026
Amount Paid \$8245.00
Skagit County Treasurer
By Lena Thompson Deputy

**PERSONAL REPRESENTATIVE DEED
(Bargain and Sale – RCW 64.04.040)**

60037734-351

Land Title and Escrow (B)

THE GRANTOR(S)

Megan X. Walker, Administrator of the Estate of Diana Rae Walker (who acquired title as Diana R. Walker)

for and in consideration of

FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$515,000.00) DOLLARS

in hand paid, bargains, sells, and conveys to

Ruben Morales, an unmarried person, and Ulises Morales-Fierro, a married person as his separate estate

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.)

Parcel A: Lot 5, Rolling Ridge Estates No. 1 Parcel B: Ptn. SE 1/4 NW 1/4, Sec 27-35N-R4 EWM Parcel
C: Ptn. Tract A, Rolling Ridge Estates No. 2 Parcel D: Ptn. Lots 23 & 24, Rolling Ridge Estates No. 4

Tax Parcel Number(s): 3987-000-005-0006/P68550 & 350427-0-065-0402/P37798 & 4522-000-900-0101/P83763
& 4596-000-024-0100/P104503

Dated: 7/22/26

Estate of Diana Rae Walker

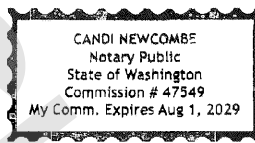
By: Megan X. Walker
Megan X. Walker, AdministratorSTATE OF Washington
COUNTY OF SnohomishThis record was acknowledged before me on this 22 day of July, 2026 by
Megan X. Walker, Administrator of Estate of Diana Rae Walker.Candi Newcombe
SignatureNotary Public
TitleMy commission expires: 8/1/29

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 21316 Rolling Ridge Drive, Sedro-Woolley, WA 98284
Tax Parcel Number(s): 3987-000-005-0006/P68550 & 350427-0-065-0402/P37798 & 4522-000-900-0101/P83763
& 4596-000-024-0100/P104503

Property Description:

Parcel A:

Lot 5, "Rolling Ridge Estates No. 1", according to the Plat recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel B:

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of Lot 5 of the Plat of "Rolling Ridge Estates No. 1", as per Plat recorded in Volume 9 of Plats, at pages 4 and 5, records of Skagit County, Washington;
thence North 89°35'52" East along the South line of said Lot 5, a distance of 90.00 feet;
thence South 0°24'08" East parallel with the East line of said Lot 5, a distance of 50.00 feet;
thence South 89°35'52" West, a distance of 90.00 feet to a point which bears South 0°24'08" East from the point of beginning;
thence North 0°24'08" West, a distance of 50.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel C:

That portion of Tract A, "Rolling Ridge Estates No. 2", as per Plat recorded in Volume 14 of Plats, pages 97 and 98, records of Skagit County, Washington lying Easterly of the Southerly extension of the West line of Lot 5 of the Plat of "Rolling Ridge Estates No. 1", as per Plat recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel D:

That portion of Lots 23 and 24 of the Plat of "Rolling Ridge Estates No. 4" as per Plat recorded in Volume 15 of Plats, pages 67 and 68, lying Westerly of the following described line:

Beginning at the Southeast corner of Lot 5 of the Plat of "Rolling Ridge Estates No. 1" as per Plat recorded in Volume 9 of Plats, page 4 and 5, records of Skagit County, Washington and the true point of beginning of said line;
thence Southerly in a straight line to the Southeast corner of Tract A of the Plat of "Rolling Ridge Estates No. 2" as per Plat recorded in Volume 14 of Plats, pages 97 and 98, records of Skagit County, Washington and the terminus of said line.

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.