

When recorded return to:
Eric Olen
Bark Beaters LLC
PO Box 383
Onalaska, WA 98570

201906050046
06/05/2019 01:50 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037437

CHICAGO TITLE
620037437

STATUTORY WARRANTY DEED

THE GRANTOR(S) James D. Thomas, an unmarried man

for and in consideration of , and other valuable consideration
in hand paid, conveys, and warrants to Bark Beaters LLC, a limited liability company

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

The West half of the Southwest quarter of Section 22, Township 35 North, Range 7 East of the
Willamette Meridian.

Situate in the County of Skagit, State of Washington

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

Tax Parcel Number(s): P43136 / 350722-3-002-0016

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2157

JUN 05 2019

Amount Paid \$ 5,256⁰⁰

Skagit Co. Treasurer

By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 3, 2019



James D. Thomas

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James D. Thomas is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 4, 2019



Name: Katheryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Exceptions

1. Agreement and easement, terms and conditions therein, dated March 28, 1930, recorded in Volume 153, pages 287 to 288, under Auditor's File No. 232489.
2. Reforestation requirements, State of Washington, Department of Natural Resources, Application No. FP1909180, disclosed by instrument recorded December 5, 1989, under Skagit County Auditor's File No. 8912050030.
3. Any rights, interests, or claims which may exist or arise by any matters disclosed by survey,
Recording No.: 826383 and 826384
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. City, county or local improvement district assessments, if any.
6. Liability for lien of taxes on the timber located on the property. The lands herein described are designated on the tax rolls as forest land pursuant to RCW 84.33, and the timber located thereon is not taxed as real property but will be subject to collection of a tax upon harvesting thereof. In the event that said property is removed from its present designation of forest land it may become liable to assessment of a compensating tax for prior years. Any sale or transfer of said property requires completion of an application and submission to the County Assessor within 60 days of such sale requesting that the classification be continued.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 29, 2019

between Bark Beaters LLC ("Buyer")
Buyer Buyer

and James Thomas ("Seller")
Seller Seller

concerning NHN S Skagit Hwy Concrete 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.

Eric Oien 03/29/2019
3/29/2019 9:03:04 PM PDT
Buyer Date

[Signature] 3/5/19
Seller Date

Buyer Date

Seller Date