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07/23/2019 03:43 PM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Name Jeffrey and Jane Pinkerton
Address 3518 Marion Way
City/State Anacortes, WA 98221

Document Title(s):

1. Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

Reference Number(s) of Documents Assigned or released:

19-1564

FIRST AMERICAN

3191170

Grantor(s):

1. BGRS, LLC
2. [] Additional information on page of document

Grantee(s): *Richmond

1. Jeffrey * Pinkerton
2. Jane * Pinkerton
[] Additional information on page of document

Abbreviated Legal Description:

Lot 35, CEDAR GLEN PLAT PHASE II, according to the plat thereof, recorded November 13, 2003 under Auditor's File No. 200311130098, records of Skagit County, Washington.
Situating in Skagit County, Washington.

Tax Parcel Number(s): P121006
4825-000-035-0000

- [X] Complete legal description is on page 1 of document

AFTER RECORDING MAIL TO:

Name _____

Address _____

City/State _____

Statutory Warranty Deed

THE GRANTOR BGRS, LLC, a Delaware Limited Liability Company, formerly known as Brookfield Global Relocation Services, LLC

First American Title Insurance Company

For and in consideration of Ten Dollars and Other Good and Valuable Consideration in hand paid, conveys and warrants to

(this space for title company use only)

Jeffrey R. Pinkerton and Jane E. Pinkerton, a married couple

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

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 35, CEDAR GLEN PLAT PHASE II, according to the plat thereof, recorded November 13, 2003 under Auditor's File No. 200311130098, records of Skagit County, Washington.


Assessor's Property Tax Parcel/Account Number(s): 4825-000-035-0000

Dated July 9, 2019.

<p>SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20193062 JUL 23 2019 Amount Paid \$9437.21 By <u>Cham</u> Deputy File No.: MR-BR-8386105</p>	<p>BGRS, LLC By <u>Allen Riterna</u> By <u>[Signature]</u></p>
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STATE OF WASHINGTON, } County of _____	ACKNOWLEDGEMENT-Individual
On this day personally appeared before me _____ to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.	
GIVEN under my hand and official seal this _____ day of _____, 20____.	
	_____ Notary Public in and for the State of Washington, residing at _____ My appointment expires _____

✓ STATE OF <u>Illinois</u> } ✓ County of <u>Will</u>	ACKNOWLEDGEMENT-Company
On this <u>9</u> day of <u>July</u> , 20 <u>19</u> , before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ✓ <u>Colleen Ritzema</u> and ✓ <u>Lory Wilhelmi</u> to me known to be the _____ Authorized Agent and _____ Authorized Agent, respectively, of BGRS, LLC, a Delaware Limited Liability Company, formerly known as Brookfield Global Relocation Services, LLC the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and an oath stated that _____ authorized to execute the said instrument and that the seal affixed (if any) is the company seal of said company.	
Witness my hand and official seal hereto affixed the day and year first above written.	
	✓ <u>Zulema I. Herrera</u> Notary Public in and for the State of Washington, residing at _____ ✓ My appointment expires <u>01/08/2023</u>

This jurat is page _____ of _____ and is attached to _____ dated _____

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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 19, 2019
between Jeffrey R. Pinkerton Jane E. Pinkerton ("Buyer")
Buyer
and BGRS, LLC ("Seller")
Seller
concerning 3518 Marion Way Anacortes WA 98221 (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.

Authentisign
Jeffrey R. Pinkerton 06/23/2019
Buyer Date

Authentisign
Jane E. Pinkerton 06/24/2019
Buyer Date

Linda Bailey 07/01/2019
BGRS, LLC Seller Date

Seller Date