

When recorded return to:
Jacob G. Bellos
5139 Tenneson Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1366

Apr 17 2020

Amount Paid \$6237.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273**CHICAGO TITLE**
020041089

Escrow No.: 620041089

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fortuity Investments LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jacob G. Bellos, an unmarried person

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.)

~~Trs 11, Svy No. 900924~~ **TRACT 11 NE 31-36-05**

Tax Parcel Number(s): P51179 / 360531-1-003-1009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 9, 2020

Fortuity Investments LLC

BY: Alina Giddens
Alina Giddens
Member

BY: Jeremy Giddens
Jeremy Giddens
Member

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Alina Giddens and Jeremy Giddens are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member, respectively, of Fortuity Investments LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 16, 2020

Loarea L. Garka
Name: Loarea L. Garka
Notary Public in and for the State of wa
Residing at: Arlynor
My appointment expires: 10/27/2022

<p align="center">NOTARY PUBLIC STATE OF WASHINGTON LOUREA L. GARKA License Number 122836 My Commission Expires 10-27-2022</p>

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P51179 / 360531-1-003-1009

TRACT 11 OF THAT CERTAIN SURVEY OF A PORTION OF SECTION 31, TOWNSHIP 36, RANGE 5 EAST, W.M., RECORDED MAY 6, 1974, UNDER RECORDING NO. 800321 IN VOLUME 1 OF SURVEYS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED FOR SUCH PURPOSES ON THE FACE OF THAT SURVEY RECORDED MAY 6, 1974 IN VOLUME 1 OF SURVEYS, PAGE 52, UNDER RECORDING NO. 800321.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations contained in deed;
Executed By: C. E. Bingham and Julia R. Bingham, husband and wife
Recorded: July 3, 1912
Recording No. : 92035, records of Skagit County, Washington
As Follows: Save excepting and reserving therefrom the right to lay a water pipe over and other lands, for the purpose of conveying water there across, and such pipe to be laid a sufficient depth under ground so as not to interfere with the cultivation of said land and premises.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on :

Recording No: 800321
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution system
Recording Date: December 6, 1974
Recording No.: 810883
Affects: Exact location not disclosed on the record
4. Right to enter said premises to make repairs and the right to cut brush and trees which constitute a menace or danger to the electric transmission line located in street or road adjoining said premises as granted by instrument:

Recorded: December 6, 1974
Recording No. : 810883, records of Skagit County, Washington
5. Use and Maintenance Agreement of Private Roadway and the terms and conditions thereof:

Recording Date: June 25, 1985
Recording No.: 8506250018

By document recorded under recording number 8907140005, the property owner of the subject property and other property agreed to abide by the terms of said above agreement.
6. Tenneson/Ranch Road Maintenance Agreement and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)

Recording Date: August 24, 1992
Recording No.: 9208240070

7. Waiver and Covenant Not to Sue including the terms, covenants and provisions thereof:

Recording Date: April 3, 1995
Recording No. : 9504030079

8. Lot of Record Certification including the terms, covenants and provisions thereof:

Recording Date: November 5, 2007
Recording No. : 200711050152
Affects: Parcel B

9. Lot of Record Certification including the terms, covenants and provisions thereof:

Recording Date: November 5, 2007
Recording No. : 200711050153
Affects: Parcel A

10. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof:

Recording Date: April 7, 2008
Recording No. : 200804070130

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

12. Assessments, if any, levied by Tenneson Ranch Road Maintenance.

13. City, county or local improvement district assessments, if any.

14. 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

EXHIBIT "B"**Exceptions
(continued)**

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."

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 December 22, 2019

between Jacob Bellos ("Buyer")
and Fortuity Investments, LLC ("Seller")
concerning 5139 Tennessee Rd 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.

Authenticated
Jacob Bellos 12/22/2019
Buyer Date

Authenticated Alina Giddens 04/16/2020
Alina Giddens 12/22/2019
Seller Date
Authenticated Jeremy Giddens 4/16/2020
Jeremy Giddens 12/22/2019
Seller Date