

When recorded return to:
John R. Byrd and Hilda R. Byrd
11583 Pointe Place
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2988

Aug 07 2020

Amount Paid \$7285.00
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

Escrow No.: 620043749

CHICAGO TITLE

620043749

STATUTORY WARRANTY DEED

THE GRANTOR(S) DPA 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 John R. Byrd and Hilda R. Byrd, 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.)

Lot(s): 13 and Ptn. 14, Block: 7, Henslers 1st Add to Anacortes

Tax Parcel Number(s): P57355 / 3794-007-015-0002

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: August 4, 2020

DPA Investments, LLC

BY: Michael D. Alvord MEMBER
Michael D. Alvord

BY: Pamela K. Alvord member
Pamela K. Alvord

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Michael D. Alvord and Pamela K. Alvord
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the members of DPA Investments, LLC to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 05, 2020

Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires: 06/29/2023



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P57355 /3794-007-015-0002

All of Lot 13 and that portion of Lot 14, Block 7, "PLAT OF HENSLE'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington, described as follows:

Beginning in the Southwest corner of Lot 13 of said Block 7;

thence South 88°07'00" East, 53.35 feet;

thence North 1°52'32" East, 74.10 feet;

thence North 88°07'09" West, 20.12 feet;

thence North 0°54'42" East, 25.83 feet;

thence North 88°07'09" West, 34.48 feet;

thence South 0°54'42" West, 99.94 feet to the point of beginning.

(Also shown of record as Lot B, "1018/1020 28th Street Boundary Line Adjustment", recorded April 5, 2017 under Skagit County Auditor's File No. 201704050057).

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
Recording Date: May 24, 1995
Recording No.: 05241995
2. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
Recording Date: September 8, 2006
Recording No.: 200609080125
3. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
Recording Date: February 2, 2007
Recording No.: 200702020058
4. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT, including the terms, covenants and provisions thereof
Recording Date: April 5, 2017
Recording No.: 201704050056
5. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
Recording Date: April 5, 2017
Recording No.: 201704050057
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Anacortes.
8. City, county or local improvement district assessments, if any.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 July 22, 2020
between John R Byrd and or assigns Hilda R Byrd and or assigns ("Buyer")
Buyer Buyer
and DPA Investments ("Seller")
Seller Seller
concerning 1018 28th Street 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.

AuthentSIGN 07/22/2020
John R Byrd and or assigns
Buyer 2:14:27 PM PDT Date

AuthentSIGN 07/22/2020
Douglas Alvord
Seller 5:07:01 PM PDT Date

AuthentSIGN 07/22/2020
Hilda R Byrd
Buyer 2:32:57 PM PDT Date

AuthentSIGN 07/22/2020
Pamela Alvord
Seller 5:07:53 PM PDT Date