

When recorded return to:

Brian K. O'dell and Sheila M. O'dell, husband and
wife
3411 Mohawk Dr
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3504

Sep 03 2020

Amount Paid \$9162.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

CHICAGO TITLE COMPANY

500107395

Escrow No.: 500107395

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bakflip, 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 Brian K. O'dell and Sheila M. O'dell, husband and wife

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): Ptn. 29-30 ROLLING RIDGE ESTATES 1

Tax Parcel Number(s): P68577 / 3987-000-030-0013

Subject to:

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

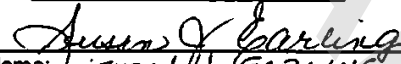
STATUTORY WARRANTY DEED
(continued)

Dated: August 28, 2020

Bakflip, LLC

BY: Austin McKeehan
Managing MemberState of WASHINGTON
County of SNODHOMISH

I certify that I know or have satisfactory evidence that Austin McKeehan is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Managing Member of Bakflip, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: AUGUST 31, 2020
Name: SUSAN J. EARLING
Notary Public in and for the State of WA
Residing at: EDMONDS
My appointment expires: 4.29.21

SUSAN J EARLING NOTARY PUBLIC #38795 STATE OF WASHINGTON COMMISSION EXPIRES APRIL 29, 2021
--

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68577 / 3987-000-030-0013

LOTS 29 AND 30, ROLLING RIDGE ESTATES NO 1, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 9 OF PLATS, PAGES 4 AND 5, RECORDS OF SKAGIT COUNTY,
WASHINGTON, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 30;

THENCE NORTH 89°36'19" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 24.63
FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE SOUTH 00°31'08" EAST, A DISTANCE OF 82.83 FEET;

THENCE SOUTH 43°57'57" WEST, A DISTANCE OF 72.44 FEET TO THE RIGHT OF OF WAY OF
THE CUL DE SAC AS SHOWN ON SAID PLAT AND THE TERMINAL POINT OF THIS LINE
DESCRIPTION;

TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 29 OF ROLLING RIDGE ESTATES NO. 1,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 4 AND 5,
RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 89°36'19" EAST ALONG THE NORTH LINE OF SAID ROLLING RIDGE ESTATES
NO. 1, A DISTANCE OF 146.68 FEET;

THENCE NORTH 00°23'41" WEST A DISTANCE OF 25.00 FEET;

THENCE SOUTH 89°36'19" WEST PARALLEL TO SAID NORTH LINE OF ROLLING RIDGE
ESTATES NO. 1, A DISTANCE OF 146.68 FEET;

THENCE SOUTH 00°23'41" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Rolling Ridge Estates No. 1, recorded in Volume 9 of Plats, Pages 4 and 5:

Recording No: 674317

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 18, 1968
Recording No.: 711398

3. Exceptions and reservations contained in Deed;

From: W.M. Lindsey and Emma D. Lindsey, husband and wife
Recorded: July 6, 1903 and November 9, 2005
Auditor's No.: 51 of Deeds Page 104 and Volume 60, page 492, records of Skagit County, Washington
As Follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 25, 2004
Recording No.: 200402250059

5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 25, 2004
Recording No.: 200402250060

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

6. 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."
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.