

When recorded return to:

Scott R. Johnson, Denise M. Ren  
26024 Helmick Road  
Sedro Woolley, WA 98284

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: 200613M

CHICAGO TITLE  
620044761

Statutory Warranty Deed

THE GRANTOR Dobyys Family LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Scott R. Johnson, an unmarried person and Denise M. Ren, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 1, Skagit County Short Plat No. 31-89. NW NW 9.35-5

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P38732 / 350509-2-004-0007

Dated October 8, 2020

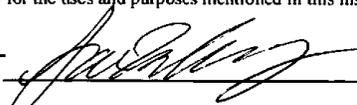
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4424  
Oct 23 2020  
Amount Paid \$6709.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Dobyys Family LLC  
  
By: Matthew D. Johnson, Member

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew D. Johnson is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Member of Dobyys Family LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/14/2020

  
Notary Public in and for the State of Washington  
Residing at Arlington  
My appointment expires: 2/10/2024



**EXHIBIT A**

LOT 1, SHORT PLAT NO. 31-89, AS APPROVED JUNE 30, 1989, AND RECORDED JULY 10, 1989, IN VOLUME 8 OF SHORT PLATS, PAGE 142, UNDER AUDITOR'S FILE NO. 8907100023, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Subject To:**

Exceptions and reservations as contained in instrument:

Recording Date: August 12, 1920  
Recording No.: 143999, records of Skagit County, Washington  
Executed By: Wolverine Company, a corporation  
As Follows: Excepting and reserving unto the first party its successors and assigns all minerals, mineral oils in or under any of said land whether now known or shall hereafter be discovered or without however, any right of first party, its successors or assigns in to or upon the surface of any of said lands.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: United States of America  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 14, 1972  
Recording No.: 774031  
Affects: Exact location and extent of easement is undisclosed of record.

Unrecorded Lease, including the terms, covenant's, conditions and provisions thereof, constructive notice of which is given by recital in Notice of Execution of Oil and Gas Lease

Dated: December 2, 1987  
Recording Date: February 26, 1988  
Recording No.: 8802260021, records of Skagit County, Washington  
Lease Dated: November 13, 1986  
Lessor: Ballard Mill Properties, a tenancy in common composed of Dorothy McEwan Black, Allen F. Black, Sarah C. Black, David C. Black, Inez N. Black, William M. Black, Mary Fite Black, R. Duke Watson and Marilyn B. Watson  
Lessee: Carbon River Energy Partnership, a Washington Partnership

The Lessee's interest thereunder was assigned by instrument:

Dated: December 21, 1988  
Recording Date: April 3, 1989  
Recording No.: 8904030010, records of Skagit County, Washington  
Assignee: Geotrends, Inc.

Agreement, including the terms and conditions thereof, entered unto:

By: Jo Routt  
And Between: Skagit County  
Recording Date: May 17, 1989  
Recording No.: 8905170009, records of Skagit County, Washington  
Providing: Conditional agreement for installation of mount filter sewage system

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 Short Plat No. 31-89, recorded in Volume 8 of Short Plats, Page 142:

Recording No.: 8907100023, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Notice Of On-Site Sewage System Maintenance Agreement Requirement:

Recording No.: June 4, 2008  
Recording No.: 200806040021, records of Skagit County, Washington

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."

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

**Manufactured Home Title Elimination Application recorded under Recording No. 9601190021 recites that a manufactured (mobile) home is, or is being affixed to the Land.**