



202011050151

11/05/2020 03:53 PM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

When recorded return to:
Richard Banel PLLC – Attorney at Law
1225 E Sunset Dr. STE 145 PMB 691
Bellingham, WA 98226

STATUTORY WARRANTY DEED

THE GRANTOR(S), Estate for Roderick R. Addicks, LP, a Washington limited partnership, who acquired title as Fifties Limited 1, a Washington limited partnership, for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Skagit Supply Inc., a Washington corporation, the following described real estate, situated in the County of Skagit, State of Washington:

The North 150 feet of Lot 6, Block A, PLAN OF GARDEN ADDITION TO MT. VERNON, according to the Plat thereof, recorded in Volume 3 of Plats, Page 34, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): P52848 / 3723-001-006-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 05 2020

Amount Paid \$ 300900
Skagit Co. Treasurer
By *Mk* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 26, 2020

Estate for Roderick R. Addicks, LP, a Washington limited partnership, who acquired title as Fifties Limited I, a Washington limited partnership.

By Fifties Corporation, a Washington corporation, its General Partner

BY: *Connie Uecker*
Connie Uecker, its Director

BY: *Gina Inskeep*
Gina Inskeep, its Director

BY: *Janet Downs*
Janet Downs, its Director

BY: *Connie Uecker*
Connie Uecker, Personal Representative of the Estate of Roderick R. Addicks, its Limited Partner

BY: *D.S.P.*
Dean S. Perkins, its Limited Partner

STATE OF WASHINGTON

COUNTY OF King

I certify that I know or have satisfactory evidence that Dean S. Perkins (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Limited Partner of Estate of Roderick R. Addicks LP to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10/28/20



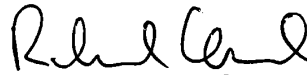
Leslie J. Davidson
Name: Leslie J. Davidson
Notary Public in and for the State of Washington
Residing at: Redmond, WA
My appointment expires: 7/5/22

STATE OF WASHINGTON

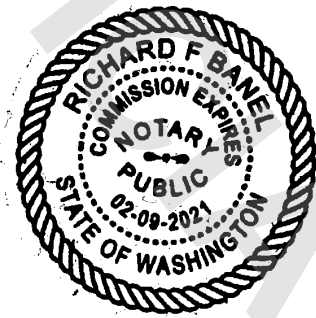
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Janet Downs (is/are) the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Director of Fifties Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11-3-2020



Name: Richard F. Banel
Notary Public in and for the State of Washington
Residing at: Maple Falls
My appointment expires: 2/9/2021



STATE OF WASHINGTON

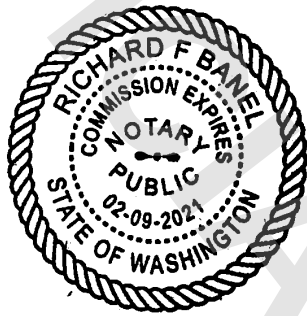
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Gina Inskeep (is/are) the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Director of Fifties Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11-3-2020



Name: Richard F. Banel
Notary Public in and for the State of Washington
Residing at: Maple Falls
My appointment expires: 2/9/2021

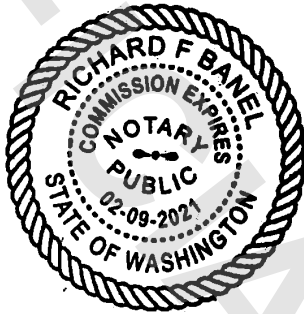


STATE OF WASHINGTON

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Connie Uecker (is/are) the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Director of Fifties Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11-3-2020



Richard F. Banel
Name: Richard F. Banel
Notary Public in and for the State of Washington
Residing at: Maple Falls
My appointment expires: 2-9-2021

STATE OF WASHINGTON

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Connie Uecker (is/are) the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Roderick R. Addicks to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11-3-2020

Richard F. Banel

Name: Richard F. Banel
Notary Public in and for the State of Washington
Residing at: Maple Falls
My appointment expires: 2/9/2021

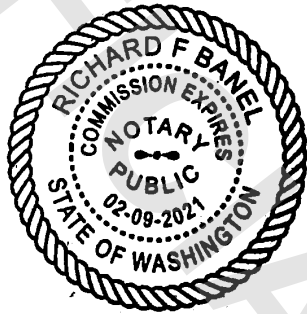


EXHIBIT "A"

Exceptions

1. City, County or Local Improvement District assessments, if any.
2. Assessments, if any, levied by the City of Mount Vernon.
3. Agreements, if any, related to future assessment obligations not yet due and payable, which appear in the public records.



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

END OF EXHIBIT "A"