

**When recorded return to:**  
Tye D. Thompson  
18575 West Big Lake Blvd.  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620045153

**CHICAGO TITLE**  
620045153

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lily Ventures LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part  
of an IRS 1031 Tax Deferred Exchange  
in hand paid, conveys, and warrants to Tye D. Thompson, 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.)

POR GOV LT 7, SEC 6, TWN 34N, RNG 5E, W.M.

Tax Parcel Number(s): P30130 / 340506-0-039-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4900

Nov 17 2020

Amount Paid \$2165.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

# **STATUTORY WARRANTY DEED** (continued)

Dated: November 10, 2020

Lily Ventures LLC

BY: [Signature]  
Adam Ware  
Managing Member

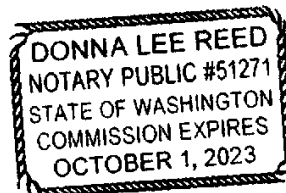
BY: [Signature]  
Kathy Ware  
Managing Member

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Adam Ware  
and Kathy Ware  
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 Managing Member of Lily Ventures, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/13/2020

[Signature]  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P30130 / 340506-0-039-0004**

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THAT PORTION OF GOVERNMENT LOT 7, SECTION 6, TOWNSHIP 34 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING 690.00 FEET WEST AND 245.2 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 7;

THENCE SOUTH 82.6 FEET;

THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 7, TO THE EASTERLY SHORE LINE OF CLEAR LAKE;

THENCE NORTHERLY ALONG SAID EASTERLY SHORE LINE, TO A POINT LYING WEST OF THE POINT OF BEGINNING;

THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 7, TO THE POINT OF BEGINNING.

TOGETHER WITH SHORE LANDS OF THE SECOND CLASS LYING IN FRONT OF THE ABOVE DESCRIBED PARCEL.

AND TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 7, SECTION 6, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING 660.00 FEET WEST AND 121.89 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 7;

THENCE NORTH, A DISTANCE OF 40.71 FEET;

THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 7, TO THE EASTERLY SHORE LINE OF CLEAR LAKE;

THENCE SOUTHERLY ALONG SAID EASTERLY SHORE LINE TO A POINT LYING WEST OF THE POINT OF BEGINNING;

THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 7, TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**EXHIBIT "B"****Exceptions**

1. 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 line, together with necessary appurtenances
Recording Date:	May 21, 1935
Recording No.:	269858
Affects:	Said premises and other property
  
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
 

Grantor:	State of Washington
Recording No.:	512446
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to:	CB Rings and Anna C. Rings
Purpose:	Roadway and joint use of said road
Recording Date:	June 26, 1958
Recording No.:	567050
Affects:	Portion of said property and other premises
  
4. Warranty Deed including the terms, covenants and provisions thereof
 

Recording Date:	June 26, 1958
Recording No.:	567050
Regarding:	Roadway and maintenance
  
5. 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

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

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."

6. **Skagit County Right to Manage Natural Resource Lands**

Recording Date: October 12, 2018  
Recording No.: 201810120103

7. **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 Boundary Line Adjustment:**

Recording No: 201811290084

8. **Lot of Record Certification**

Recording Date: January 25, 2019  
Recording No.: 201901250044

9. **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 Survey:**

Recording No: 201908050130

10. **Notice of On-Site Sewage System Maintenance Agreement Requirement**

Recording Date: August 5, 2019  
Recording No.: 201908050148

11. **Protected Critical Area Site Plan**

Recording Date: November 7, 2019

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 201911070046

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