

**When recorded return to:**  
Jessica Thompson and Patrick Thompson, a  
married couple  
26009 Lake Cavanaugh Rd  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

CHICAGO TITLE COMPANY  
500113057

Escrow No.: 500113057

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ring Family Limited Partnership, a Washington limited partnership  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration and as  
part of an I.R.C Section 1031 Exchange  
in hand paid, conveys, and warrants to Jessica Thompson and Patrick Thompson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
The Northwest Quarter of the Southwest Quarter of Section 16, Township 33 North, Range 5 East,  
W.M.,

EXCEPT road rights of way.

Situated in Skagit County, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P18090 / 330516-3-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5289

Dec 11 2020

Amount Paid \$4455.00

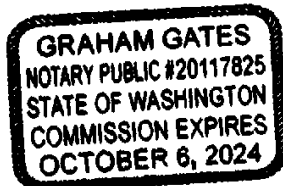
Skagit County Treasurer

By Bridget Ibarra Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 4, 2020

Ring Family Limited Partnership, a Washington limited partnership

BY: *Riley M. Fogarty*  
Riley Fogarty  
General PartnerState of WA  
Kitsap County of KitsapI certify that I know or have satisfactory evidence that Riley M. Fogarty  
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 VP/General Partner of Ring Family LP to be the  
free and voluntary act of such party for the uses and purposes mentioned in the instrument.Dated: 12/10/2020*Graham Gates*  
Name: Graham Gates  
Notary Public in and for the State of WA  
Residing at: Port Orchard  
My appointment expires: 10/6/2024

**EXHIBIT "A"**  
**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: State Division of Forestry  
Purpose: Telephone line  
Recording Date: July 6, 1940  
Recording No.: 327179  
Affects: Not disclosed of record
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: United States of America  
Purpose: Access road  
Recording Date: March 1, 1949  
Recording No.: 428421
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: United States of America  
Purpose: Electric Transmission Lines  
Recording Date: March 10, 1949  
Recording No.: 428805
4. 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.: 606453 and 607089
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: United States of America  
Purpose: Transmission lines and access road  
Recording Date: August 7, 1963  
Recording No.: 639320  
Affects: A portion of said premises
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

**EXHIBIT "A"**

**Exceptions  
(continued)**

document:

Granted to: Axel J.F. Brandstrom and Anna E. Brandstrom, husband and wife  
Purpose: Use of any existing roads on said premises and to any roads that may be built or constructed on said premises by Buse Tiber and Sales, Inc.  
Recording Date: January 25, 1962  
Recording No.: 617235

7. The present and future right of the United States of America to clear a portion of the said premises covered herein and to keep the same clean of brush, timber, structure and fire hazards; And also the present and future right to top, limb or fell all growing and dead trees and snags (collectively called danger trees) located on a portion of the premises covered herein, as granted in deed

Recording Date: June 5, 1963  
Recording No.: 636860

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America  
Purpose: Transmission Lines  
Recording Date: April 15, 1971  
Recording No.: 751182  
Affects: A portion of said premises

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Co.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 26, 1987  
Recording No.: 8703260032  
Affects: A portion of said premises

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Western Tele-Communications, Inc.  
Purpose: Utility and road right-of-way  
Recording Date: March 13, 1987  
Recording No.: 8703130034  
Affects: A portion of said premises

11. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all

**EXHIBIT "A"****Exceptions  
(continued)**

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.: 521600

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 14, 1963  
Recording No.: 635859  
Affects: A portion of said premises

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Margaret Louise Pavel  
Purpose: Logging road purposes on existing logging roads  
Recording Date: June 29, 1972  
Recording No.: 770405  
Affects: A portion of said premises

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Co.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 9, 1987  
Recording No.: 8703090047  
Affects: A portion of said premises

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Western Tele-Communications, Inc.  
Purpose: Construct, operate, maintain, and remove a communications facility and other facilities including buildings, towers, roads, and utility lines including but not limited to electric power and phone  
Recording Date: April 1, 1987  
Recording No.: 8704010016  
Affects: A portion of said premises

## EXHIBIT "A"

### Exceptions (continued)

#### Acceptance Agreements and Memorandum of Easement and Assignments

Recording Date: July 16, 1990, October 2, 1997, and September 26, 2001  
Recording No.: 9007160042, 9710200062, 200109260094 and 200109260096

16. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
17. Terms and conditions of Quit Claim Deed
- Recording Date: June 12, 1984  
Recording No.: 8406120002  
Regarding: Timber
18. Skagit County Hearing Examiner - Western Tele-Communications Special Use Permit #SP-86-037 and the terms and conditions thereof
- Recording Date: October 8, 1986  
Recording No.: 8610080017
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Western Tele-Communications, inc.  
Purpose: Utility and roads  
Recording Date: March 31, 1987  
Recording No.: 8703310014  
Affects: Portion of said premises
- Assignment of Easement Rights/Right-of-Way
- Recording Date: September 26, 2001  
Recording No.: 200109260095 and 200109260097
20. Road Easement and the terms and conditions thereof
- Recording Date: January 19, 2001  
Recording No.: 200101190061
21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**EXHIBIT "A"**

**Exceptions  
(continued)**

Granted to: Noretap  
Purpose: Ingress, egress, utilities and maintenance of said road  
Recording Date: January 19, 2001  
Recording No.: 200101190062  
Affects: Portion of said premises

22. Lot of Record Certification and the terms and conditions thereof

Recording Date: August 14, 2008  
Recording No.: 200808140070

23. 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: 201705190082

24. 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."

25. The Land has been classified as Timberland and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

**EXHIBIT "A"****Exceptions  
(continued)**

Recording Date: October 22, 2003  
Recording No.: 200310220100

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

**Note:** If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

26. City, county or local improvement district assessments, if any.
27. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.