

When recorded return to:  
Jeffrey Stephens  
49343 Skagit Ridge Road  
Concrete, WA 98237

CHICAGO TITLE  
620045624

TICOR TITLE  
76158779  
④

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Substantia Construction and Development LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jeffrey Stephens, 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.)

LTS 57 & 58, SKAGIT RIVER COLONY

Tax Parcel Number(s): P69509, P69510,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5605

Dec 30 2020

Amount Paid \$3765.02

Skagit County Treasurer

By Bridget Ibarra Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 23, 2020

Substantia Construction and Development LLC

BY: Michael Dahl  
RepresentativeState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael Dahl 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 Representative of Substantia Construction and Development LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/23/2020Name: Melissa MacDonaldNotary Public in and for the State of WAResiding at: SnohomishMy appointment expires: May 23, 2021

MELISSA S MACDONALD  
Notary Public  
State of Washington  
My Appointment Expires  
May 23, 2021

**EXHIBIT "A"**  
Legal Description

Lots 57 and 58, SKAGIT RIVER COLONY, according to the plat thereof, recorded in Volume 8 of Plats, page 65 and 66, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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  
 Recording Date: October 20, 1948  
 Recording No.: 424060

2. Letter recorded December 6, 2004, under Recording No. 200412060138, records of Skagit County, Washington.

3. 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: August 6, 2003  
 Recording No.: 200308060073

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

Granted to: Garry C. Anderson and Vicki L. Anderson  
 Purpose: Ingress and egress  
 Recording Date: May 6, 2008  
 Recording No.: 200805060074  
 Affects: Portion of said premises

5. 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.

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."