

When recorded return to:

Matthew D. Johnson, Member
1801 Grove Street Unit B
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-639
Feb 16 2021
Amount Paid \$9162.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 210061M

CHICAGO TITLE CO.
020046435

Statutory Warranty Deed

THE GRANTORS Bradley A. Felger, an unmarried man and Susan Hanneman, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Doby's Family LLC, A Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
PTN, SW SW & GOVT LTR, SEC. 10-33-3E, W.M

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P15643 / 330310-0-025-0007

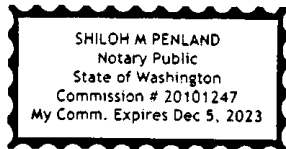
Dated February 8, 2021

Bradley A. Felger Susan Hanneman
Bradley A. Felger Susan Hanneman

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bradley A. Felger and Susan Hanneman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/10/2021 Shiloh M. Penland



Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2023

EXHIBIT A

That portion of the Southwest Quarter of the Southwest Quarter and of Government Lot 8, Section 10, Township 33 North, Range 3 East of the Willamette Meridian, lying Northwesterly of the Northwesterly right of way line of the presently used Fir Island Road No. 4020 (formerly known as Permanent Highway No. 12 and as Brown Slough - Sk Ri Rd. #L11) as conveyed to Skagit County by Deeds recorded under Auditor's File Nos. 203212, 203213, 550684 and 816907, records of Skagit County, Washington, and lying Southwesterly of the North Fork Road (also known as Chilberg Road No. 4220) as conveyed to Skagit County by Deeds recorded under Auditor's File Nos. 550684, 553040, 552835, and 555855, records of Skagit County, Washington;

EXCEPT Dike District No. 13 right of way and land as acquired by Skagit County Superior Court Cause No. 3054, and by Deeds recorded under Auditor's File No. 77074 and 467598, records of Skagit County, Washington;

AND EXCEPT that portion thereof lying within the South 50 rods (825 feet) of said Southwest Quarter of the Southwest Quarter;

EXCEPT from the above described premises, that portion lying within the boundaries of that certain tract conveyed to the State of Washington, the Department of Game, by Deed dated July 1, 1971 and recorded July 1, 1971, under Auditor's File No. 754819, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject To:

Title Notification - Property Designated Agricultural Resource Lands and the terms and conditions thereof

Recording Date: April 9, 1998
Recording No.: 9804090083

Native Growth Protection Area - Critical Areas Site Plan and the terms and conditions thereof

Recording Date: May 4, 1998
Recording No.: 9805040111

Title Notification - Special Flood Hazard Area and the terms and conditions thereof

Recording Date: October 7, 2002
Recording No.: 200210070172

Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: October 7, 2002
Recording No.: 200210070173

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.

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."