

When recorded return to:
Bradley Ag, LLC, a Washington limited liability
company
16032 Beaver Marsh Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:

Affidavit No. 2021-1075

Mar 12 2021



CHICAGO TITLE

COMPANY OF WASHINGTON

Amount Paid \$7392.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620046639

Escrow No.: 620046639

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark S. Watkinson, Trustee of the Watkinson Revocable Trust dated January 10, 2018

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Bradley Ag, LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 1, SHORT PLAT 92-009 APPROVED MAY 11, 1992, RECORDED MAY 13, 1992, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9205130033, BEING A PORTION OF THE SOUTH ½ OF THE SOUTH 1/2 OF THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 3 EAST, W. M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P101623 /
340328-4-007-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 11, 2021

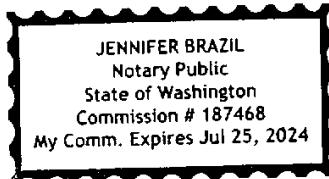
Mark S. Watkinson, Trustee of the Watkinson Revocable Trust dated January 10, 2018

By Mark S. Watkinson TRUSTEE
Mark S. Watkinson
Trustee

State of Washington
County of Sagit

I certify that I know or have satisfactory evidence that Mark S. Watkinson
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 Trustee of Watkinson Revocable Trust dated January 10, 2018 to be the free
and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 12, 2021



Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Sagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. 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 SKAGIT COUNTY SHORT PLAT NO. SP92-009:

Recording No: 9205130033

2. 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."

3. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2021	
Tax Account No.:	P101623 /	340328-4-007-0100
Levy Code:	2610	
Assessed Value-Land:	\$228,900.00	
Assessed Value-Improvements:	\$0.00	

General and Special Taxes:	
Billed:	\$1,234.52
Paid:	\$0.00
Unpaid:	\$1,234.52

EXHIBIT "A"

Exceptions
(continued)

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