

When recorded return to:

Todd C. Tomich and Kathleen A. Tomich
5494 E Marina Ct
Post Falls, ID 83854

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2688

Jun 15 2021

Amount Paid \$4629.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047618

CHICAGO TITLE

020047618

STATUTORY WARRANTY DEED

THE GRANTOR(S) Happy Land-3 LLC, an Oklahoma limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Todd C. Tomich and Kathleen A. Tomich, husband and wife

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

LOT 2, SKAGIT COUNTY SHORT PLAT (LUND SHORT DIVISION) PL05-0414, APPROVED
APRIL 28, 2009 AND RECORDED MAY 4, 2009 UNDER AUDITOR'S FILE NO. 200905040100,
RECORDS OF SKAGIT COUNTY, WASHINGTON. BEING A PORTION OF THE NORTHEAST
QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH,
RANGE 1 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): P128576 / 350135-2-001-2100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2021

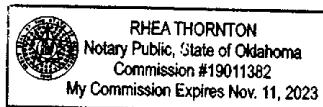
Happy Land-3 LLC
An Oklahoma limited liability companyBY: [Signature]
Houshang Seradge, M.D.
ManagerState of Oklahoma
County of OklahomaI certify that I know or have satisfactory evidence that Houshang Seradge
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Manager of Happy Land-3 LLC, an Oklahoma limited liability company to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.Dated: 6/4/2021[Signature]
Name: Rhea Thornton
Notary Public in and for the State of Oklahoma
Residing at: PO Box 1464, P.O. Box 13/13
My appointment expires: 11/11/23

EXHIBIT "A"
Exceptions

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

Granted to: The Esther M. McCorkle Testamentary Trust, etal
Purpose: Access
Recording Date: April 24, 1990
Recording No.: 9004240050

2. Terms and provisions of Contract;

By: O.B. McCorkle and Esther M. McCorkle, husband and wife
Between: Del Mar Community Service, Inc., a Washington corporation
Dated: July 19, 1962
Recorded: January 9, 1963
Recording No.: 630694
Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):

Recorded: January 9, 1963
Recording No.: 630694

3. 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. 10-89:

Recording No: 8908020066

4. Easement for gravel road disclosed by survey

Recording Date: December 7, 1995
Recording No.: 9512070023

5. 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

EXHIBIT "A"Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on
SKAGIT COUNTY SHORT PLAT NO. 19-85:

Recording No: 8506100021

6. 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: December 19, 1989
Recording No.: 8912190053

Supplement thereto:
Recorded: September 12, 1990
Recording No.: 9009120079

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: The Pointe Homeowners' Association
Recording Date: December 19, 1989
Recording No.: 8912190053

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

Granted to: Adjacent property owners
Purpose: Ingress, egress and utilities
Recording Date: May 7, 1999
Recording No.: 9905070123

9. Covenants, conditions and restrictions 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: November 1, 1999
Recording No.: 199911010173

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions
(continued)

- Recording Date: September 21, 2000
Recording No.: 200009210081
10. Agreement re Construction Activities and for Right of Purchase and Limited Right of First Refusal and the terms and conditions thereof
- Recording Date: September 21, 2000
Recording No.: 200009210082
11. Emergency Access Easement and the terms and conditions thereof
- Recording Date: August 31, 2001
Recording No.: 200108310170
12. Emergency Access and Utility Easement and the terms and conditions thereof
- Recording Date: October 4, 2001
Recording No.: 200110040016
13. Record of Lot Certification and the terms and conditions thereof
- Recording Date: October 21, 2005
Recording No.: 200510210085
14. Covenants, conditions and restrictions 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: December 9, 2005
Recording No.: 200512090199
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: February 12, 2007
Recording No.: 200702120159
16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

EXHIBIT "A"

Exceptions
(continued)

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 (LUND SHORT SUBDIVISION) PL05-0414:

Recording No: 200905040100

17. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: May 4, 2009
Recording No.: 200905040101

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 5/1/21
between Todd C Tomich and Kathleen A Tomich ("Buyer")
and Happy Land 3 LLC ("Seller")
concerning Lot 2 San Juan Blvd Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
Todd C Tomich 04/30/2021
Buyer 04/30/2021 9:24:54 PM PDT Date
Authenticator
Kathleen A Tomich 04/30/2021
Buyer 04/30/2021 9:20:28 PM PDT Date

Authenticator
Monique Swanson, M.D. 08/14/2020
Seller 08/14/2020 4:53:39 PM PDT Date
Seller Date