

**AFTER RECORDING MAIL TO:**

Name Ryan Sagan and Erica Sagan  
Address 4708 Cypress Dr.  
City/State Anacortes, WA 98221

**Document Title(s):**

GNW 21-12424

- 1. Statutory Warranty Deed

**Reference Number(s) of Documents Assigned or released:**

FIRST AMERICAN

3788060

GNW 21-12424-TO

**Grantor(s):**

- 1. BGRS, LLC  
[ ] Additional information on page of document

**Grantee(s):**

- 1. Ryan Sagan
- 2. Erica Sagan  
[ ] Additional information on page of document

**Abbreviated Legal Description:**

LOT 44, CLEARIDGE, DIV. 1

**Tax Parcel Number(s):**

P81700

- [ X ] Complete legal description is on page 1 of document

**AFTER RECORDING MAIL TO:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/State \_\_\_\_\_

**Statutory Warranty Deed**

THE GRANTOR BGRS, LLC, A Delaware Limited Liability Company

First American Title Insurance Company  
  
(this space for title company use only)

For and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys and warrants to Ryan Sagan and Erica Sagan, Husband and wife

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

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 44, "CLEARIDGE, DIV. I," as per plat recorded in Volume 12 of Plats, pages 76, 77, 78 and 79, records of Skagit County, Washington.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3990  
Aug 27 2021  
Amount Paid \$12099.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Assessor's Property Tax Parcel/Account Number(s): P81700/4410-000-044-0004

Dated 8.13., 2021.

<p>_____</p> <p>_____</p> <p>_____</p> <p>File No.: MR-BR-8498814</p>	<p>BGRS, LLC</p> <p>X <u>[Signature]</u></p> <p>By _____</p> <p>X <u>[Signature]</u></p> <p>By _____</p>
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STATE OF WASHINGTON, } ACKNOWLEDGEMENT-Individual  
 County of \_\_\_\_\_ }

On this day personally appeared before me \_\_\_\_\_ to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

	Notary Public in and for the State of Washington, residing at _____ My appointment expires _____
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✓ STATE OF Illinois } ACKNOWLEDGEMENT-Company  
 ✓ County of DuPage }

On this 13 day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ✓ Richelle Miller and ✓ Kelly Sachwitz to me known to be the Authorized Signers, respectively, of BGRS, LLC, A Delaware Limited Liability Company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

"OFFICIAL SEAL" NATALIE ADRIANNE THOMPSON NOTARY PUBLIC, STATE OF ILLINOIS COUNTY OF KENDALL MY COMMISSION EXPIRES 08-13-2023	✓ <u>Natalie Adrienne Thompson</u> Notary Public in and for the State of Washington, residing at <u>DuPage Illinois</u> ✓ My appointment expires <u>8/13/2021</u>
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This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_

Exhibit "A"

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 July 19, 2021  
between Ryan Sagan Erica Sagan ("Buyer")  
Buyer Buyer  
and BGRS, LLC ("Seller")  
Seller Seller  
concerning 4708 Cypress Drive 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.

Authenticat  
Ryan Sagan 07/19/2021  
Buyer 5:03:46 PM PDT Date

Sandra Jentz BGRS, LLC 07.23.2021  
Seller Date

Authenticat  
[Signature] 07/19/2021  
Buyer 4:54:01 PM PDT Date

Seller Date