

When recorded return to:
Tamra Youngblut
7665 South Park Avenue
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048916

CHICAGO TITLE
620048916

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shawn Thompson and Danna Thompson, husband and wife

for and in consideration of "Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of a 1031 Tax Deferred Exchange"

in hand paid, conveys, and warrants to Tamra Youngblut, 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.)

PTN W 1/2 TRACT 13, PLAT OF SUNRISE ADDITION, SKAGIT COUNTY

Tax Parcel Number(s): P70896 / 4064-000-013-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4602

Oct 06 2021

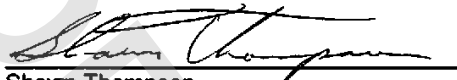

Amount Paid \$6005.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 13, 2021


Shawn Thompson
Danna ThompsonState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Shawn Thompson and Danna Thompson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

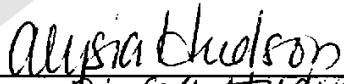
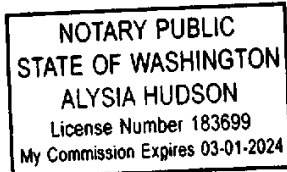
Dated: September 27 2021
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70896 / 4064-000-013-0000

THAT PORTION OF THE WEST HALF OF TRACT 13, PLAT OF SUNRISE ADDITION, SKAGIT COUNTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 13;
THENCE SOUTH A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING;
THENCE EAST A DISTANCE OF 200 FEET;
THENCE SOUTH A DISTANCE OF 100 FEET;
THENCE WEST A DISTANCE OF 200 FEET;
THENCE NORTH A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 the Plat of Sunrise Addition Skagit County:

Recording No: 190545

2. 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 Survey:

Recording No: 202003100015

3. Assessments, if any, levied by City of Concrete.
4. City, county or local improvement district assessments, if any.
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 02, 2021
between Tamra Youngblut ("Buyer")
Buyer
and Shawn Thompson Danna Thompson ("Seller")
Seller
concerning 7665 S Park Avenue Concrete WA 98237 (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.

Authenticated
Tamra Youngblut 08/02/2021
Buyer 11:20:00 PM PDT Date

Buyer Date

Authenticated
Shawn S Thompson 08/05/2021
Seller 6:18:14 PM PDT Date

Authenticated
Danna L Thompson 08/05/2021
Seller 6:28:24 PM PDT Date