

When recorded return to:

Sabrina Linman
14601 Avon Allen Road
Mount Vernon, WA 98273

GNW 22-14917

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dobyons Family LLC, a Washington Limited Liability Company, 1801 Grove ST, Unit B,
Marysville, WA 98270,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Sabrina Linman, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
TRACTS 10 & 11, PLAT OF LONESTAR'S ADDITION

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P104844 and P104845

Dated: 3/16/2022

Dobyons Family LLC, a Washington Limited Liability Company

By: [Signature]
Matthew D. Johnson, Sole Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-1067
Mar 18 2022
Amount Paid \$4805.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14917-KH

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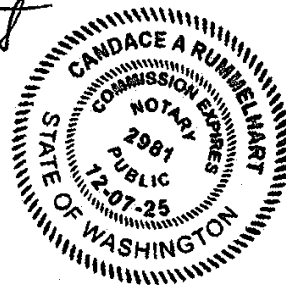
STATE OF WASHINGTON
COUNTY OF SKAGIT *Snohomish*

This record was acknowledged before me on *16th* day of March, 2022 by Matthew D. Johnson as Sole Member of Dobyys Family LLC.

Candace A Rummelhart
Signature

Notary Public
Title

My appointment expires: *12-7-2025*



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 45401 Nellie Lane, Concrete, WA 98237
Tax Parcel Number(s): P104844 and P104845

Property Description:

TRACTS 10 & 11, PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE, AS PER PLAT
RECORDED IN VOLUME 15 OF PLATS, PAGES 163, 164, 165 AND 166, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B

22-14917-KH

1. Easement, affecting lots 18, 25 and 26, for the purpose of transmission lines, including terms and provisions thereof granted to Pacific Northwest Traction Company, recorded January 27, 1913 in Volume 91, page 151 and as Auditor's File No. 94872.
2. Easement, affecting a portion of subject property for the purpose of operation of spur track railway, including terms and provisions thereof granted to Great Northern Railway Company recorded October 19, 1925, as Auditor's File No. 188210.
3. Easement, affecting a portion of subject property for the purpose of For the construction, maintenance and operation of railway tracks, including terms and provisions thereof granted to Great Northern Railway Company recorded Junew 7, 1954, as Auditor's File No. 502438.
4. Easement, affecting a portion of subject property for the purpose of sewer, including terms and provisions thereof granted to Town of Concrete, recorded September 25, 1972, as Auditor's File No 774444 and 774445.
5. Easement affecting lots 7, 8, 10, 19 and 20 for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 21, 1985, as Auditor's File No. 8503210031.
6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Lonestar's Addition to the City of Concrete, recorded April 28, 1994, as Auditor's File No. 9404280139.
7. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded August 13, 2021 as Auditor's File No. 202108130115 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
LPB 10-05

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