

When recorded return to:  
Finn Magelssen  
FSM Development, LLC  
716 E Smith Road  
Bellingham, WA 98226

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245449160

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1087

**Mar 18 2022**

Amount Paid \$1925.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Progressive Land Corporation, a Montana corporation, who acquired title as BLM Properties, Inc., as to an undivided 50% interest and and Charles T. Rohrer, an unmarried man for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to FSM Development, LLC, a Washington Limited Liability Company

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

For APN/Parcel ID(s): P117116 / 4755-000-081-0000

LOT 81, "PLAT OF TINAS COMA," ACCORDING TO THE PLAT THEREOF, RECORDED ON AUGUST 11, 2000, UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s):

Subject to:

Subject to Exhibit "A" attached hereto and by this reference made a part hereof.

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 14, 2022

Progressive Land Corporation, a Montana corporation, who acquired title as BLM Properties, Inc.

BY: William L. Madison

William L. Madison  
Authorized Signers

BY: \_\_\_\_\_

W. Larry Madison  
Authorized Signers

\_\_\_\_\_  
Charles T. Rohrer

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 14, 2022

Progressive Land Corporation, a Montana corporation, who acquired title as BLM Properties, Inc.

BY:

William L. Madison  
Authorized Signers

BY:


W. Larry Madison  
Authorized Signers

Charles T. Rohrer

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 14, 2022

Progressive Land Corporation, a Montana corporation, who acquired title as BLM Properties, Inc.

BY: \_\_\_\_\_  
William L. Madison  
Authorized SignersBY: \_\_\_\_\_  
W. Larry Madison  
Authorized Signers  
\_\_\_\_\_  
Charles T. Rohrer

**STATUTORY WARRANTY DEED**  
(continued)

State of CALIFORNIA

County of RIVERSIDE

I certify that I know or have satisfactory evidence that WILLIAM L. MADISON

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 Authorized Signer of Progressive Land Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/17/2022



Theresa Miller  
Name: Theresa Miller  
Notary Public in and for the State of CALIFORNIA  
Residing at: Palm Desert, CA  
My appointment expires: 3/8/2023

State of \_\_\_\_\_  
County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Charles T. Rohrer is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

# STATUTORY WARRANTY DEED (continued)

State of Arizona  
Gary of Maricopa

I certify that I know or have satisfactory evidence that W. Larry Madison

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 Authorized Signer of Progressive Land Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/16/22



**FAITH E. JOHNSON**  
Notary Public - Arizona  
Pinal Co. / #579788  
Expires 04/15/2024

Name: Faith E Johnson, Notary  
Notary Public in and for the State of AZ  
Residing at: Pima County  
My appointment expires: 04/15/24

State of  
County of

I certify that I know or have satisfactory evidence that Charles T. Rohrer is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

# **STATUTORY WARRANTY DEED** (continued)

State of \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_

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 Authorized Signer of Progressive Land Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

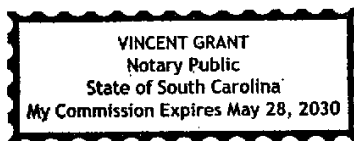
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of South Carolina  
County of Charleston

I certify that I know or have satisfactory evidence that Charles T. Rohrer is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-15-2022

Vincent Grant  
Name: \_\_\_\_\_  
Notary Public in and for the State of South Carolina  
Residing at: Charleston County  
My appointment expires: 5-28-2036



## Exhibit "A"

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: W.R. Morgan  
Purpose: The purpose of laying therein pipe lines and an easement to use said road for highway purposes for ingress and egress  
Recording No.: 92101  
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons  
Purpose: A perpetual easement and right of use over, along and upon all of the existing roads or roadways  
Recording Date: March 21, 1962  
Recording No.: 619347  
Affects: Portion of said premises



Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: August Bendtsen  
Purpose: Perpetual easement and right of way for a sewer line over the most direct, practical route from the nearest sewer of the City of Burlington  
Recording Date: January 3, 1967  
Recording No.: 692899  
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light  
Purpose: Utility Purposes  
Recording Date: July 6, 1977  
Recording No.: 859943  
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: General Telephone Company of the Northwest, Inc., a Washington corporation  
Purpose: Ingress and egress and for AC Power and Telephone Lines  
Recording Date: August 21, 1979  
Recording No.: 7908210054  
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The State of Washington  
Purpose: A non exclusive easement for ingress and egress and utilities  
Recording Date: October 25, 1994  
Recording No.: 9410250042  
Affects: Portion of said premises

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 29, 1995  
Recording No.: 9512290071

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Tinas Coma:

Recording No.: 200008110004

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: August 24, 2000

Recording No.: 200008240005

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 2, 2005

Recording No.: 200509020143

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: Tinas Coma Owners Association

Recording Date: August 24, 2000

Recording No.: 200008240005

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."