

When recorded return to:
Shanna Clothier
Back Forty Properties, LLC
27419 118th St SE
Monroe, WA 98272

Filed for record at the request of:

CHICAGO TITLE



CHICAGO TITLE
COMPANY OF WASHINGTON

620049268

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049268

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marion J. Larkin, a married person as a separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Back Forty Properties, LLC, A Washington Limited Liability
Company

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. NE 1/4 AND SE 1/4, SEC. 29-36-4E, W.M., AND PTN. NW 1/4 AND SW 1/4, SEC.
28-36-4E, W.M

Tax Parcel Number(s): P50264 / 360429-1-012-0005, P50191 / 360428-3-004-0002, P50186 /
360428-2-005-0003, P50320 / 360429-4-001-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221339

Apr 01 2022

Amount Paid \$8015.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 30, 2022

Marion Larkin
Marion Larkin

Lucia Veronica Larkin Lucia Veronica Larkin

State of Arizona
County of Coconino

This record was acknowledged before me on 03/31/2022 by
Marion Larkin and Lucia Veronica Larkin

Patricia Denton
(Signature of notary public)

Notary Public in and for the State of Arizona
Residing at: 41306 N Castle Hot Springs Rd. Moline Town, AZ 85342
My commission expires: Jan. 6, 2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50264 / 360429-1-012-0005, P50191 / 360428-3-004-0002, P50186 / 360428-2-005-0003 and P50320 / 360429-4-001-0002

That portion of the South Half of the South Half of the Northeast quarter; and that portion of the North Half of the North Half of the Southeast quarter in Section 29, Township 36 North, Range 4 East, W.M., lying East of existing road (formerly old logging grade right of way).

ALSO, the South Half of the Southwest quarter of the Northwest quarter and the North Half of the Northwest quarter of the Southwest quarter of Section 28, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: July 3, 1945
Recording No.: 381546
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 20, 1990
Recording No.: 9003200042
3. Lot Certification and the terms and conditions thereof:
Recording Date: December 6, 2006
Recording No.: 200612060104
4. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
Recording Date: October 6, 2010
Recording No.: 201010060093
Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.
5. 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**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 16, 2021
between Back Forty Properties, LLC ("Buyer")
Buyer and Larkin ("Seller")
Seller
concerning 0 XXXX Humphrey Hill Rd - Scuro Woolley WA 98284 (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 1/4 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.

[Signature] 12/16/21
Buyer Date
[Signature] 12/18/2021
Seller Date
2021-12-18 01:44 AM PST