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202204120103
04/12/2022 03:26 PM Pages: 1 of 6 Fees: $208.50
Skagit County Auditor

When recorded return to:
Zachary Goodwin
T&M Clear Lake, LLC
640 Alverson Blvd
Everett, WA 98201

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022 1510
APR 12 2022
Amount Paid $ 7205.00
Skagit Co. Treasurer
By LT Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620050356

Escrow No.: 620050356

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nielsen Brothers, Inc., a Washington corporation, and Richmond JPJ Enterprises, Inc., a Washington corporation, as their interests may appear

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys, and warrants to T&M Clear Lake, 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. G.L. 3, 4 and 6, 6-34-5E, W.M.

Tax Parcel Number(s): P30100 / 340506-0-012-0005, P30092 / 340506-0-005-0004, P30134 / 340506-0-043-0008,

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: 4-6-22

Richmond JPJ Enterprises Inc

BY: _____
Robert Nielsen

Nielsen Brothers Inc.,

BY: _____
Robert Nielsen
President

BY: _____
Lindsey Nielsen

State of Washington
County of Whatcom

This record was acknowledged before me on 4-6-2022 by Robert Nielsen as _____ of Nielson Brothers Inc.

_____
(Signature of notary public)

Notary Public in and for the State of WA.
Residing at: Bellingham
My commission expires: 8/31/23

ROBERT RUSSELL KIHM
Notary Public
State of Washington
Commission # 180022
My Comm. Expires Aug 31, 2023

State of Washington
County of Whatcom

This record was acknowledged before me on 4-6-2022 by Robert Nielsen as _____ of Richmond JPJ Enterprises Inc.

_____
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: Bellingham
My commission expires: 8/31/23

ROBERT RUSSELL KIHM
Notary Public
State of Washington
Commission # 180022
My Comm. Expires Aug 31, 2023

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ACKNOWLEDGEMENT

State of Washington

County of Whatcom

On this day before me, the undersigned Notary Public, personally appeared Lindsey Nielsen, known to me or who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Given under my hand and official seal this the 6th day of April, 2022.

Signature _____ (Seal)

Notary Public in Bellingham

And for the State of Washington

Residing at Bellingham

ROBERT RUSSELL KIHM
Notary Public
State of Washington
Commission # 180022
My Comm. Expires Aug 31, 2023

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P30100 / 340506-0-012-0005, P30092 / 340506-0-005-0004, P30134 / 340506-0-043-0008 and P30137 / 340506-0-046-0005

PARCEL A;

The West 30 rods of Government Lot 3 of Section 6, Township 34 North, Range 5 East, W.M.
EXCEPT road;
AND EXCEPT that portion thereof lying with in the following described boundaries;
Beginning at a point 295 feet North and 221.7 feet East of the Southwest corner of said Lot 3;
Thence South 69 degrees 22' East 350 feet;
Thence North 24 degrees 14' East 375.5 feet;
Thence South 88 degrees 19' West 412 feet;
Thence South 18 degrees 37' West 218.5 feet to the point of beginning.
ALSO the East 20 rods of Government Lot 4 of Section 6, Township 34 North, Range 5 East, W.M..
EXCEPT roads;
AND EXCEPT the 33 foot right of way conveyed to Bratnober Waite Lumber Company, by deed recorded in Volume 40 of Deeds, page 301, under Auditor's File No. 32545, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

The West 495 feet of Government Lot 6 of Section 6, Township 34 North, Range 5 East, W.M., lying North of County Road.
EXCEPT road deeded to Skagit County by Deed recorded October 6, 1927, under Auditor's File No. 207659.
ALSO EXCEPT a 60 foot wide strip for country road right of way lying 30 feet on each side of existing centerline of County Road known as Old Day Creek Road #0670; Said 60 foot strip of right of way lying in Government Lot 6, adjacent and Southwesterly of the above described tract.

Situated in Skagit County, Washington.

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EXHIBIT "B"

Exceptions

1. Unrecorded easements and rights of way for pipelines, surmised by reason of that certain agreement between Clear Lake Water Corporation and Public Utility District No. 1, dated March 8, 1940 and recorded August 1, 1946 under Recording No. 394566, records of Skagit County, Washington.

2. 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 Survey:

   Recording No: 201412300030

3. Covenants, conditions and restrictions contained in Deed 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 No.: 310107

4. 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."

5. City, county or local improvement district assessments, if any.

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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 February 03, 2022

between Zachary Goodwin (Buyer) Buyer ("Buyer")

and Nielson Brothers Inc (Seller) Richmond JPJ Enterprises Inc (Seller) ("Seller")

concerning 0-XXXX Old Day Creek Road (Address) Sedro Woolley (City) WA 98229 (State Zip) (the "Property")

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.

Authentic:

Buyer	02/03/2022 Date	Seller	2/4/22 Date
Buyer	Date	Seller	Date