

202206240081

06/24/2022 03:33 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Holding Wellness LLC
902 7th Street
Anacortes, WA 98221

Land Title and Escrow
205634-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222626

Jun 24 2022

Amount Paid \$12544.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **A Town Capital, LLC, a Washington limited liability company** for and in consideration of SEVEN HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars (**\$755,000.00**) in hand paid, conveys, and warrants to **Holding Wellness LLC, a Washington Limited Liability Company** the following described real estate, situated in the County Skagit, State of Washington:

Lots 19 and 20, Block 22, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Parcel Number(s): 3772-022-020-0000/P55001

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated: June 15, 2022

(Attached to Statutory Warranty Deed)

A Town Capital, LLC, a Washington Limited Liability Company

By: *Colin Sands*
Colin Sands, Manager

By: *Alisa Sands*
Alisa Sands, Manager

By: _____
Jeff Schwab, Manager

By: _____
Amy Schwab, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT *OKANOGAN*

This record was acknowledged before me on 16th day of June, 2022 by Colin Sands and Alisa Sands as Managers of A Town Capital, LLC.

Tracy L. Flagg Gariano
Signature

Notary
Title

My appointment expires: 9-2-2025



STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on _____ day of _____, 2022 by Jeff Schwab and Amy Schwab as Managers of A Town Capital, LLC.

Signature *see attached*

Title

My appointment expires: _____

(Attached to Statutory Warranty Deed)

A Town Capital, LLC, a Washington Limited Liability Company

By: _____
Colin Sands, Manager

By: _____
Alisa Sands, Manager

By: [Signature]
Jeff Schwab, Manager

By: [Signature]
Amy Schwab, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on _____ day of _____, 2022 by Colin Sands and Alisa Sands as Managers of A Town Capital, LLC.

Signature _____
Title _____
My appointment expires: _____

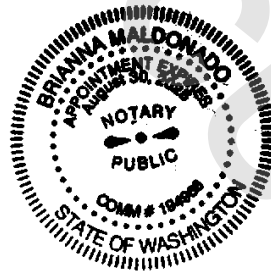
see attached

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16 day of June, 2022 by Jeff Schwab and Amy Schwab as Managers of A Town Capital, LLC.

[Signature]
Signature
[Title]
Title

My appointment expires: Aug 30 2025



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.