

When recorded return to:

David E. Berentson and Judy L. Berentson
PO Box 635
Burlington, WA 98233

Land Title and Escrow
206798-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Stephen D. Mittelstaedt, a married person, Grant D. Mittelstaedt an unmarried person, Joy D. Huwiler a married person, and Robin D. Mittelstaedt an unmarried person, each as to an undivided 1/8th interest, and in Mary's Aerie LLC, a Washington limited liability company, as to an undivided 1/2 interest (not Grantor's Primary residences) for and in consideration of ONE MILLION SEVEN HUNDRED THOUSAND AND 00/100 Dollars (\$1,700,000.00) in hand paid, conveys, and warrants to David E. Berentson and Judy L. Berentson, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

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

Ptn Gov Lot 4, Sec 26-Twn 36N-Rg 1 E; TGW abutting tidelands

Tax Parcel Number(s): 360126-0-013-0002/P46556 & 360126-0-083-0007/P46633 & 360126-0-048-0001/P46596

For Full Legal See Attached "Exhibit A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 206798-LT.

Dated: November 18, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224687

Nov 22 2022

Amount Paid \$32305.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Mary's Aerie LLC, a Washington Limited Liability Company

By: Stephen D. Mittelstaedt
Stephen D. Mittelstaedt, Managing Member

Stephen D. Mittelstaedt
Stephen D. Mittelstaedt, individually

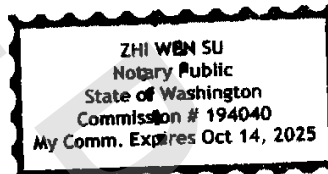
STATE OF WA

COUNTY OF King

This record was acknowledged before me on 21st day of Nov, 2022 by Stephen Mittelstaedt, Managing Member of Mary's Aerie LLC, and Stephen D. Mittelstaedt, individually.

[Signature]
Signature
Notary Public
Title

My commission expires: 10/14/25



(attached to Statutory Warranty Deed)

Mary's Aerie LLC, a Washington Limited Liability Company

By: Grant D. Mittelstaedt
Grant D. Mittelstaedt, Managing Member

Grant D. Mittelstaedt
Grant D. Mittelstaedt, individually

STATE OF Washington

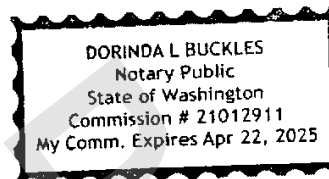
COUNTY OF King

This record was acknowledged before me on 19 day of Nov, 2022 by Grant Mittelstaedt, Managing Member of Mary's Aerie LLC, and Grant D. Mittelstaedt, individually.

Dorinda L. Buckles
Signature

Notary Public
Title

My commission expires: 4.22.25



(attached to Statutory Warranty Deed)

Joy D. Huwiler
Joy D. Huwiler

STATE OF Florida

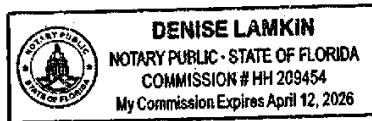
COUNTY OF Clay

This record was acknowledged before me on 20th day of November, 2022 Joy D. Huwiler.

Denise Lamkin
Signature

Notary Public
Title

My commission expires: April 12, 2026



(attached to Statutory Warranty Deed)

Robin D. Mittelstaedt
Robin D. Mittelstaedt

STATE OF WA

COUNTY OF SKagit

This record was acknowledged before me on 21 day of NOV, 2022 by Robin D. Mittelstaedt.

Brianna Maldonado
Signature

Notary Public
Title

My commission expires: Aug 30, 2025

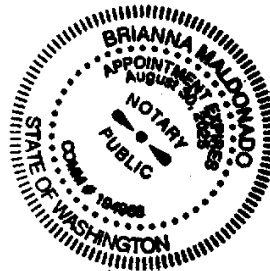


Exhibit A**PARCEL A: (P46556)**

That portion of Government Lot 4, Section 26, Township 36 North, Range 1 East, W.M., lying South of the South line of the North 1229.97 feet thereof and West of the following described line:

Commencing at the Southwest corner of the Northeast quarter of said Section 26;
thence South 88°48'30" East along the south line of said Northeast quarter a distance of 2442.54 feet to the point of beginning of this line description;
thence North 11°33'01" E, a distance of 92.21 feet to the South line of the North 1229.97 feet of Government Lot 4 of Said Section 26 and the terminus of this line description.

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated April 24, 1926 and recorded under Auditor's file No. 516345.

Situate in Skagit County, Washington.

PARCEL B: (P46596)

That portion of Government Lot 4, Section 26, Township 36 North, Range 1 East, W.M., lying South of the South line of the North 1229.97 feet thereof and East of the following described line:

Commencing at the Southwest corner of the Northeast quarter of said Section 26;
thence South 88°48'30" East along the South line of said Northeast quarter, a distance of 2442.54 feet to the point of beginning of this line description;
thence North 11°33'01" East, a distance of 92.21 feet to the South line of the North 1229.97 feet of Government Lot 4 of said Section 26 and the terminus of this line description.

EXCEPT any portion thereof lying with tidelands of the second class lying Easterly of and adjacent to the above described parcel.

Situate in Skagit County, Washington.

PARCEL C: (P46633)

Second Class Tideland abutting the following described parcel:

That portion of Government Lot 4, Section 26, Township 36 North, Range 1 East, W.M., lying South of the South line of the North 1229.97 feet thereof and east of the following described line:

Commencing at the Southwest corner of the Northeast quarter of said Section 26;
thence South 88°48'30" East along the South line of said Northeast quarter, a distance of 2442.54 feet to the point of beginning of this line description;
thence North 11°33'01" E, a distance of 92.21 feet to the South line of the North 1229.97 feet of Government Lot 4 of said Section 26 and the terminus of this line description.

Situate in Skagit County, Washington.

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.