

When recorded return to:
William Bogle
31539 Prevedell Lane
Lyman, WA 98263

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20225022

Dec 28 2022

Amount Paid \$5909.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620053252

Escrow No.: 620053252

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hanson Family Investments LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to William Bogle, an unmarried person and Amanda Wilson, an
unmarried person

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 OF NW ¼ NE ¼ OF 17-35-6

Tax Parcel Number(s): P41483 / 350617-0-142-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 13, 2022

Hanson Family Investments LLC

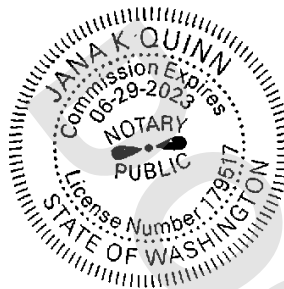
BY: Darlene HansonDarlene Hanson
ManagerState of Washington
County of SkagitThis record was acknowledged before me on 12/22/2022 by Darlene Hanson as Manager of Hanson Family Investments LLC.Jana K Quinn
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41483 / 350617-0-142-0003

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17,
TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 873 FEET NORTH AND 224 FEET EAST OF THE SOUTHWEST CORNER
OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4;
RUNNING THENCE EAST 66 FEET;
THENCE NORTH TO PUGET SOUND AND BAKER RIVER RAILWAY RIGHT OF WAY;
THENCE IN A WESTERLY DIRECTION ALONG SAID RIGHT OF WAY TO A POINT DIRECTLY
NORTH OF THE POINT OF BEGINNING;
THENCE SOUTH TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN STATUTORY
WARRANTY DEED TO RICHARD F. LLOYD AND DONNA M. LLOYD FILED UNDER AUDITOR'S
FILE NO. 8409280055 IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17,
TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. ACCORDING TO THE SURVEY THEREOF FILED
UNDER AUDITOR'S FILE NO. 199909100029;
THENCE NORTH 02 DEGREES 03'18" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF
174.46 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE EASTERLY AND SOUTHERLY ALONG AN EXISTING FENCE LINE THROUGH THE
FOLLOWING SEVEN COURSES:
SOUTH 73 DEGREES 41'06" EAST, A DISTANCE OF 15.95 FEET;
THENCE SOUTH 01 DEGREE 19'19" EAST, A DISTANCE OF 31.74 FEET;
THENCE SOUTH 03 DEGREES 50'56" EAST, A DISTANCE OF 17.99 FEET;
THENCE SOUTH 03 DEGREES 15'09" EAST, A DISTANCE OF 60.14 FEET;
THENCE SOUTH 05 DEGREES 18'34" WEST, A DISTANCE OF 10.40 FEET;
THENCE SOUTH 01 DEGREE 52'12" WEST, A DISTANCE OF 15.97 FEET;
THENCE SOUTH 01 DEGREE 58'04" EAST, A DISTANCE OF 31.77 FEET TO THE END OF SAID
EXISTING FENCE;
THENCE SOUTH 02 DEGREES 52'28" WEST, A DISTANCE OF 3.40 FEET TO THE EASTERLY
PROJECTION OF THE SOUTH LINE OF SAID LLOYD PARCEL;
THENCE NORTH 87 DEGREES 07'32" WEST ALONG SAID PROJECTION, A DISTANCE OF 26.38
FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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: 9802270078

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: 9808170035

3. 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: 199909100029

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.

EXHIBIT "B"Exceptions
(continued)

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Town of Lyman.
7. 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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 21, 2022
between William Bogle Amanda Wilson ("Buyer")
Buyer Buyer
and Hanson Family Investments ("Seller")
Seller Seller
concerning 31539 Prevedell Ln Lyman WA 98263 (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 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.

Authentissax
William Bogle 11/21/2022
Buyer Date

Authentissax
Darlene Hanson 11/22/22
Seller Date

Authentissax
Amanda Wilson 11/21/2022
Buyer Date

Seller Date