

202304140114

04/14/2023 09:47 AM Pages: 1 of 7 Fees: \$209.50  
Skagit County Auditor, WA

**When recorded return to:**  
Steven S. La Flam  
LaFunke Brewing Incorporated  
23521 Prairie Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236110

Apr 14 2023

Amount Paid \$10630.00  
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 COMPANY**  
**620052944**

Escrow No.: 620052944

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Group Bronco Holdings, 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 LaFunke Brewing Incorporated , a Texas Corporation

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.)

Lots 11 - 15, Block 98, ~~Full XXXXXXXX~~ **Amended Plat of Burlington**

Tax Parcel Number(s): P71963 / 4076-098-015-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 4-5-23

Group Bronco Holdings, LLC

BY: Jeanine Black Dimmick  
Darrin Bronco Testamentary Trust by Jeanine Black Dimmick, as Successor Trustee

Group Bronco Holdings, LLC

BY: Jeanine Black Dimmick  
Jeanine Black Dimmick, Member

State of \_\_\_\_\_

County of \_\_\_\_\_

This record was acknowledged before me on see attached certificate by Jeanine Black Dimmick as Managing Member of Group Bronco Holdings, LLC.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On 4-5-2023 before me, Josh Stittsworth, notary public  
(insert name and title of the officer)

personally appeared Jeanine Black Dunnick  
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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P71963 / 4076-098-015-0008**

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Lots 11, 12, 13, 14 and 15, Block 98, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, Page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**

## Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to:	City of Burlington
Purpose:	Tunnel for Sewer Pipe Line
Recording Date:	May 12, 1947
Recording No.:	404270
  
2. Covenants, conditions and restrictions 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 Date:	March 11, 2013
Recording No.:	201303110103
  
3. 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."
  
4. Assessments, if any, levied by Burlington.
5. City, county or local improvement district assessments, if any.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration

**EXHIBIT "B"**  
Exceptions  
(continued)

of the terms.



Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 2 March 1, 2023  
between Steve LaFlam & Jennifer Bunke, and/or assigns ("Buyer")  
and Group Bronco Holdings LLC ("Seller")  
concerning 201 E Fairhaven Avenue Burlington WA 98233 (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.

DocuSigned by: <u>Steven La Flam</u> 897F1161011649A...	3/7/2023	Authorized by: <u>Jeanine Dimmick, Managing Member</u>	10/25/2022
Buyer	Date	Seller	Date
DocuSigned by: <u>Jennifer Bunke</u> CC0452CF08464AC...	3/7/2023	Jeanine Dimmick, Managing Member	
Buyer	Date	Seller	Date