

**When recorded return to:**  
Joan Allmaras  
Northwest Territory LLC  
1408 Redbud Hollow  
Edmond, OK 73034

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500142012

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236142

Apr 14 2023

Amount Paid \$12839.69

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) The Albert Family Investment 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 Northwest Territory LLC, an Oklahoma 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. SW and SE, 31-33-4E, W.M.

Tax Parcel Number(s): P17558 / 330431-3-001-0003, P17559 / 330431-3-002-0002, P17561 /  
330431-3-003-0100, P17567 / 330431-4-003-0009

Subject to:

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

**500142012**  
**INSURED BY**  
**CHICAGO TITLE**

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 10, 2023

The Albert Family Investment LLC

BY: **COUNTERSIGNED**

Judy L. Reno  
its Co-Manager

BY: Janice R. Cunningham  
Janice R. Cunningham  
its Co-Manager

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

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

This record was acknowledged before me on \_\_\_\_\_ by Judy L. Reno as  
Co-Manager of The Albert Family Investment LLC.

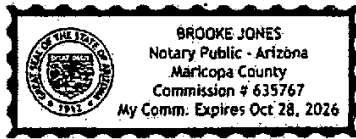
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of Arizona

County of Pinal

This record was acknowledged before me on 4/12/2023 by Janice R.  
Cunningham as Co-Manager of The Albert Family Investment LLC.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Arizona  
My appointment expires: 10/28/2026



**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 10, 2023

The Albert Family Investment LLC

BY: Judy L. Reno Co-Manager  
Judy L. Reno  
its Co-Manager

BY: **COUNTERSIGNED**  
Janice R. Cunningham  
its Co-Manager

State of WASHINGTON

County of CLALLAM

This record was acknowledged before me on April 12, 2023 by Judy L. Reno as  
Co-Manager of The Albert Family Investment LLC.

Linda Singer  
(Signature of notary public)  
Notary Public in and for the State of WASHINGTON  
My appointment expires: 10/1/2024



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

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

This record was acknowledged before me on \_\_\_\_\_ by Janice R.  
Cunningham as Co-Manager of The Albert Family Investment LLC.

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P17558 / 330431-3-001-0003, P17559 / 330431-3-002-0002, P17561 / 330431-3-003-0100 and P17567 / 330431-4-003-0009**

**Parcel A:**

That portion of the South half of the Southwest quarter of Section 31, Township 33 North, Range 4 East, W.M., lying Easterly of the Seattle and Montana Railway Company (now Burlington Northern railway) railroad right of way conveyed by Deed dated and recorded October 14, 1890, in Volume 13 of Deeds, Pages 341 and 342, running through said subdivision; except Dyke, ditch and Road rights of way, except that portion conveyed to

Skagit County for Road by Deed dated July 2, 1996 and recorded in Book 67 of Deeds, Page 303, under Auditor's File No. 58562, and except that Portion thereof lying within the Boundaries of the following described Tract:

1) BEGINNING at a point 602.67 feet North and 26.21 feet East of the Southwest corner of the Southwest quarter of the Southeast quarter of Section 31, Township 33 North, Range 4 East, W.M.; thence North 74° 29' West, 337.87 feet; thence Northeast to a point 50 feet East of the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 31; thence East along the said quarter Section line 428 feet, more or less, to an existing fence; thence Southwest to the place of beginning.

2) BEGINNING at the South quarter corner of said Section 31; thence North 88° 50' 24" West along the South line of said Section 31, a distance of 666.67 feet to the true point of beginning; thence continue North 88° 50' 24" West, a distance of 192.37 feet; thence North 34° 11' 00" East, a distance of 840.01 feet; thence South 41° 13' 57" East, a distance of 166.66 feet; thence South 34° 11' 00" West, a distance of 693.21 feet to the true point of beginning.

3) BEGINNING at a point 302.67 feet North and 26.21 feet East of the South quarter corner of said Section 31, the North and South centerline of said Section bears North 0° 24' West; thence North 1° 03" East, 300.00 feet; thence North 74° 29' West, 257.87 feet; thence South 43° 43' West, 107.2 feet; thence South 46° 23' East, 316.14 feet; thence South 50° 12' East, 114.9 feet to the point of beginning.

4) That portion of the Southeast quarter of the Southwest quarter of Section 31, Township 33 North, Range 4 East, W.M., lying Southeasterly of a line projected North 34° 11' 00" East from a point on the South line of said Section which is North 88° 50' 24" West a distance of 666.67 feet from the South quarter corner of said Section and lying Southwesterly of a line described as follows:

BEGINNING at a point 302.67 feet North and 26.21 feet East of the South Quarter corner of said Section being the Southeast corner of a Tract Conveyed to Thelma M. Swanson by Deed dated September 25, 1974, and Recorded September 26, 1974, under Auditor's File No. 807943; thence North 50° 12' West along the South line thereof a distance of 114.9 feet to the Southwest corner of said Swanson Tract; thence North 46° 23' West to its Intersection with the line first above described projected North 34° 11' 00" East from the South line of said Section.

Situate in the County of Skagit, State of Washington.

**Parcel B:**

**EXHIBIT "A"**  
Legal Description  
(continued)

That portion of the North half of the Southwest quarter and the Northwest Quarter of the Southeast quarter lying Easterly of the Seattle and Montana Railway Company (now Burlington Northern railway) railroad right of way as conveyed by Deed dated and recorded October 14, 1890 in Volume 13 of Deeds, Pages 341 and 342, and lying Westerly of the West lines of Lots 1 and 2 of Skagit County revised Short Plat No. 33-79, approved May 6, 1980, and filed in Volume 4 of Short Plats, Page 83, except the following described Tracts:

1) a Tract of land in the Northeast quarter of the Southwest quarter of Section 31, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 176.58 feet North and 652.23 feet West of the Southeast corner of above described subdivision, the East line of said Subdivision bears North 0° 24' West; thence North 66° 02' West, 120.0 feet; thence South 38° 32' West, 105.24 feet; thence South 52° 26' 30" East, 173.13 feet; thence North 14° 48' East, 141.4 feet to the point of beginning.

2) Dike and ditch right of way and except that portion conveyed to Skagit County by Deed dated July 2, 1906 and recorded in Book 67 of Deeds, Page 303, under Auditor's File No. 58662, and State Highway #530.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

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

Granted to:	Pacific Telephone and Telegraph Company
Purpose:	Right-of-way
Recording Date:	April 12, 1927
Recording No.:	202769
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Pacific Telephone and Telegraph Company
Purpose:	Right-of-way
Recording Date:	January 29, 1929
Recording No.:	219962
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Drainage District No. 17 of Skagit County
Purpose:	Drainage ditch
Recording Date:	March 3, 1936
Recording No.:	276775
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Wilford L. Swanson and Thelma M. Swanson, husband and wife
Purpose:	Ingress and egress
Disclosed by Recording No.:	482608
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Thelma Swanson
Purpose:	Access and utilities
Recording Date:	February 11, 1982
Recording No.:	8202110057
  
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Thelma Swanson
Purpose:	Ingress, egress and utilities

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

Recording No.: 8202260049  
Recording No.: 8610310001

Agreement recorded under Recording No. 9103280027

7. 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: 7904060013

8. Terms and conditions provided for in the Will of Freda Johnson as disclosed in Probate No. 7008, including but not limited to the following:

Lena Swanson shall have the right to obtain water from the Spring located upon the premises devised to Carl J. Nelson, and Carl J. Nelson shall have the right to use roads and each of the aforesaid devises and bequests shall be continuing rights which shall run with the land to which they are apperaining so that their heirs, executors, administrators and assigns of the deceased son and daughter shall have the same right to the roads and the water the son and daughter have.

9. 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."

10. The Land has been classified as Farm and Agricultural and is subject to the provisions of

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

RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 796634

Recording No.: 808134

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

**Note:** If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

11. City, county or local improvement district assessments, if any.
12. 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 of the terms.
13. Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents 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 longterm 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.

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

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.