

When recorded return to:

Michael C. Dodson and Linda K Dodson  
1311 8th St  
Anacortes, WA 98211SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237357  
Jul 21 2023  
Amount Paid \$6805.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy**STATUTORY WARRANTY DEED**Escrow No.: 0723008  
Title Order No.: 620054658**CHICAGO TITLE COMPANY**  
**620054658**

THE GRANTOR(S)

Mats Mats Bay Properties, LLC, a Washington Limited Liability Company

for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to

Michael C. Dodson and Linda K. Dodson, a married couple and April E. Lightner, an unmarried person

the following-described real estate, situated in the County of Skagit, State of Washington:

THE SOUTH 225 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, SAID CORNER LYING SOUTH 00°08'06" EAST A DISTANCE OF 2,643.29 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 27 AND 28 AND NORTH 85°33'55" EAST A DISTANCE OF 2,543.34 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 28 AND 33; THENCE SOUTH 01°31'53" WEST A DISTANCE OF 331.51 FEET TO THE NORTHEASTERLY TERMINUS OF THE EASEMENT CENTERLINE RECORDED UNDER AUDITOR'S FILE NO. 773111, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 51°11'53" WEST ALONG SAID EASEMENT CENTERLINE A DISTANCE OF 152.96 FEET; THENCE NORTH 15°30'00" WEST A DISTANCE OF 612.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°08'06" WEST PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 28, A DISTANCE OF 1,150 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 1,000 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1,150 FEET, MORE OR LESS, TO A LINE BEARING SOUTH 84°45'00" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 84°45'00" EAST ALONG SAID LINE A DISTANCE OF 986 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES AS SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 773111, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES AS SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 787805, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: PTN SE 1/4 SE 1/4 28-36-4E, W.M.

SUBJECT TO EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): P50234/360428-4-017-0609

**STATUTORY WARRANTY DEED**  
(Continued)

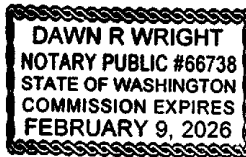
Mats Mats Bay Properties, LLC, a Washington Limited Liability Company

BY: B.H. 7/20/23  
Brendan Hupf, Manager DateSTATE OF WASHINGTON  
COUNTY OF KING

I, Dawn R Wright certify that I know or have satisfactory evidence that Brendan Hupf is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the Manager of Mats Mats Bay Properties, LLC, a Washington limited liability company be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Witness my hand and official seal, this the 20<sup>th</sup> day of July, 2023Dawn R Wright  
Notary PublicMy Commission Expires: 2/9/26

(SEAL)



**Exhibit A – Special Exceptions**

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

Purpose: Ingress, egress and utilities

Recording Date: July 11, 1973

Recording No.: 787805

2. Mitigation Plan Public Water System Wellhead Protection Area;

Recording Date: July 12, 2005

Recording No.: 200507120124

3. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof

Recording Date: July 12, 2005

Recording No.: 200507120125