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08/21/2023 02:25 PM Pages: 1 of 4 Fees: \$206.50

Skagit County Auditor WA



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09/13/2023 09:01 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

Nels Strandberg Kingpin Properties LLC
2018 R Avenue
Anacortes, WA 98221

Land Title and Escrow
209892-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 \$8037
SEP 13 2023

Amount Paid \$
Skagit Co. Treasurer
By Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237752

Aug 21 2023

Amount Paid \$28642.50

Skagit County Treasurer

By Kaylee Oudman Deputy

By Re-Record to correct Grantee
STATUTORY WARRANTY DEED

THE GRANTOR(S) Jedi Holdings, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nels Strandberg, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

*Kingpin Properties, LLC, a Washington Limited Liability Company

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

Lot B, Survey AF #200805060092 & Lot 20, Blk 1, Griffins 1st Add. to Anacortes

Tax Parcel Number(s): 3794-009-000-0104/P57370 & 3791-001-020-0001/P57237

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 209892-LT.

Dated: August 14, 2023

(attached to Statutory Warranty Deed)

Jedi Holdings, LLC, a Washington Limited Liability Company

By: *Lance Campbell member*
Lance Campbell, Member

By: *Jamie Campbell member*
Jamie Campbell, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 15 day of Aug, 2023 by Lance Campbell and Jamie Campbell, Members of Jedi Holdings, LLC.

Brianna Maldonado
Signature

Notary Public
Title

My commission expires: Aug 30, 2025

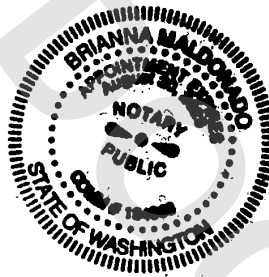


Exhibit A**PARCEL "A":**

The South 1/2 of Block 9, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington.

TOGETHER WITH the North 1/2 of Block 9, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington.

EXCEPT the North 100 feet of the North 1/2 of said Block 9.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

Lot 20, Block 1, "GRIFFIN'S FIRST ADDITION TO THE CITY OF ANACORTES," as per plat recorded in Volume 1 of Plats, page 43, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "C":

All that portion of 29th Street as vacated under City of Anacortes Ordinance No. 2203, and recorded under Auditor's File No. 9109260064, described as follows:

Beginning at the Northwest corner of the intersection of 29th Street and Q Avenue;
thence Westerly 175 feet;
thence Southerly 12 feet;
thence Easterly 175 feet;
thence Northerly 12 feet to the point of beginning as would attach by operation of law.

Situate in the City of Anacortes, County of Skagit, State of 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.