

When recorded return to:

Laura Hicks
Evergreen Investing REI, LLC
1733 H Street, Suite 450, #637
Blaine, WA 98230

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249346

Jan 17 2024

Amount Paid \$4965.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620055285

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245460575

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Svege, also appearing of record as Scott L. Svege, unmarried, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Evergreen Investing REI, LLC, a Washington 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 NW 1/4 SEC 12-26-3E, W.M

Tax Parcel Number(s): P47802 / 360312-3-001-0202

Subject to:

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

In favor of: Bloedel Donovan Timber company
Purpose: The right to use water from Barrell Spring
Recording Date: May 17, 1943
Recording No.: 362342
Affects: Portion of said premises

STATUTORY WARRANTY DEED
(continued)

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: 201201130025

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights

7. 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."

STATUTORY WARRANTY DEED
(continued)

Dated: 12/31/23

Scott Svege
Scott Svege

State of MINNESOTA
County of CARLTON

This record was acknowledged before me on 12-31-2023 by Scott Svege.

Diane Donna Korpela
(Signature of notary public)
Notary Public in and for the State of MINNESOTA
My commission expires: Jan 31, 2029



EXHIBIT "A"
Legal Description

UNOFFICIAL DOCUMENT

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING SOUTHEASTERLY OF THE ROAD. ALSO THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE SOUTH ALONG THE EAST LINE THEREOF, 75 FEET;
THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF AN ESTABLISHED ROAD;
THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.