

When recorded return to:
Jeffery Dean Hamilton
My Time LLC
4749 Mount Baker Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249476
Feb 01 2024
Amount Paid \$25760.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055271

Escrow No.: 620055271

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle R. Frydenlund, an unmarried man and Brynn Claire Rindal who acquired title as Brynn C. Frydenlund, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to My Time LLC, a 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 LT. 2, SP NO. 34-86, REC NO. 8611200004

PTN NW ¼ Sec 28-33-4

Tax Parcel Number(s): P17407 330428-2-005-0105

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 01/30/2024

KYLE R FRYDENLUND
Kyle R. Frydenlund

Brynn Claire Rindal

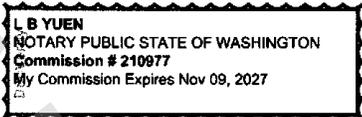
Joseph Tyler Evans

State of WASHINGTON

County of King

This record was acknowledged before me on 01/30/2024 by Kyle R. Frydenlund.

LB Yuen
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 11/09/2027



State of _____

County of _____

This record was acknowledged before me on _____ by Brynn Claire Rindal and Joseph Tyler Evans

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

Notarial act performed by audio-visual communication

DocuSign Envelope ID: A7BCEB2B-A7B0-4655-9B0B-8CF3D3BA21D5

STATUTORY WARRANTY DEED
(continued)

Dated: 01/31/2024

Kyle R. Frydenlund

Brynn Claire Rindal
Brynn Claire Rindal

Joseph Tyler Evans
Joseph Tyler Evans

State of _____

County of _____

This record was acknowledged before me on _____ by Kyle R. Frydenlund.

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

State of Washington

County of Skagit

This record was acknowledged before me on JANUARY 31, 2024 by Brynn Claire Rindal and Joseph Tyler Evans

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

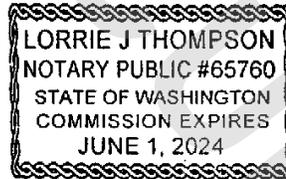


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P17407 330428-2-005-0105

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING NORTH AND EAST OF THE CENTERLINE OF THAT EXISTING CANYON, RUNNING DIAGONALLY NORTHWEST AND SOUTHEAST ACROSS AND SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, EXCEPT THE NORTH 750 FEET OF THE EAST 614.2 FEET THEREOF, AS CONDEMNED BY THE STATE OF WASHINGTON IN DECREE OF APPROPRIATION ENTERED OCTOBER 13, 1956 IN SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR SKAGIT COUNTY IN CAUSE NO. 23734.

TOGETHER WITH THAT PORTION OF LOT 2, SHORT PLAT NO. 34-86, APPROVED NOVEMBER 19, 1986, RECORDED NOVEMBER 20, 1986 IN BOOK 7 OF SHORT PLATS, PAGE 136, UNDER AUDITOR'S FILE NO. 8611200004 AND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 4 EAST, W. M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID LOT;
THENCE SOUTH 89°04'51" EAST 260.05 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°55'09" EAST 225.50 FEET;
THENCE NORTH 78°10'48" EAST 513.89 FEET;
THENCE NORTH 73°26'51" EAST 62.00 FEET;
THENCE NORTH 65°03'35" EAST 276.30 FEET;
THENCE SOUTH 47°59'51" EAST 396.95 FEET;
THENCE SOUTH 01°27'22" WEST 236.98 FEET;
THENCE NORTH 89°04'51" WEST 1083.18 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Short Plat No. 34-86:

Recording No: 8611200004

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: 201112270162

3. Skagit County Planning & Development Services Lot of record Certification and the terms and conditions thereof:

Recording Date: June 21, 2011
Recording No.: 201106210073

4. Skagit County Planning & Development Services Lot of record Certification and the terms and conditions thereof:

Recording Date: February 22, 2012
Recording No.: 201202220062

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utility System
Recording Date: September 17, 2012
Recording No.: 201209170153
Affects: Said premises

6. Easement Agreement and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)

Recording Date: July 12, 2013
Recording No.: 201007120171

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. City, county or local improvement district assessments, if any.
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."