

When recorded return to:
Creative Planning Legal, P.A.
5454 W. 110th St.
Overland Park, KS 66211

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By BELEN MARTINEZ
Affidavit No. 20242056
Date 09/05/2024

STATUTORY WARRANTY DEED

ASSESSOR'S TAX PARCEL NO(S): P117403 / 4767-000-048-0000

ABBREVIATED LEGAL: LT 48, "PLAT OF BLACKBURN RIDGE PHASE 2", REC
2000010310122

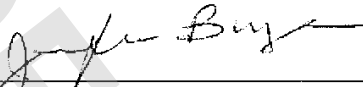
THE GRANTORS, JENNIFER BUNGE and PAUL BUNGE as Trustees of the PB&J LIVING TRUST DATED NOVEMBER 30, 2022, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration in hand paid, conveys and warrants, to BUNGELEE ADVENTURES, LLC, a Washington limited liability company, the following described real estate situated in the County of Skagit, State of Washington:

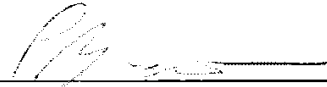
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

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

IN WITNESS WHEREOF, We have hereunto set our hands this 26 day of
August, 2024

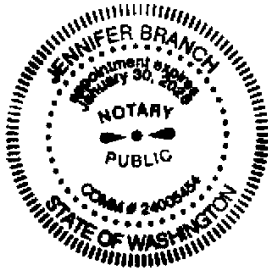

JENNIFER BUNGE, Trustee


PAUL BUNGE, Trustee

STATE OF WASHINGTON)
) SS
COUNTY OF Whatcom)

I certify that I know or have satisfactory evidence that JENNIFER BUNGE and PAUL BUNGE, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 26, 2024





Notary name printed or typed: Jennifer Branch
Notary Public in and for the State of Washington
Residing at: Fendale, WA
My appointment expires: 01/30/2028

EXHIBIT "A"

For APN/Parcel ID(s): P117403 / 4767-000-048-0000

LOT 48, "PLAT OF BLACKBURN RIDGE PHASE 2", AS PER PLAT RECORDED ON OCTOBER 31, 2000, UNDER AUDITOR'S FILE NO. 200010310122, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 the Plat of Blackburn Ridge Phase 2:

Recording No: 200010310122
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 12, 2000
Recording No.: 200010120092
3. 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."
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.