

When recorded return to:
Tj Bryner
10808 Potts Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251570
May 22 2025
Amount Paid \$4725.00
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
620058133

Escrow No.: 620058133

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeff K Lovern, Personal Representative of The Estate of Michael W Lovern, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Tj Bryner, an unmarried person

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

That portion of Government Lot 3 of Section 30, Township 35 North, Range 6 East, W.M., lying South of the South Skagit Highway,

EXCEPT that portion thereof lying within the East 700 feet of said subdivision.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P42066 / 350630-0-004-0201

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 13, 2025

The Estate of Michael W Lovern, deceased

BY: Jeff K. Lovern
Jeff K Lovern
Presonal Representative

State of Virginia

County of Amherston

This record was acknowledged before me on May 13, 2025 by Jeff Lovern as
Presonal Representative of The Estate of Michael W Lovern, deceased.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Virginia
My appointment expires: 07/31/2026

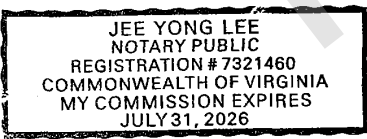


EXHIBIT "A"
Exceptions

1. Restrictive Covenants contained in Deeds from Camano Land & Lumber Company, including the terms, covenants and provisions thereof
Recording No.: 11107
Recording No.: 21482
2. Alternative Sewage System Installations, including the terms, covenants and provisions thereof
Recording Date: January 21, 1991
Recording No.: 9101210070
3. Findings of Fact Recommendation No. VAR 92-033.REC, and the terms and conditions thereof:
Recording Date: August 27, 1992
Recording No.: 9208270020
4. 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: 9501050028
5. Maintenance Agreement, including the terms, covenants and provisions thereof
Recording Date: May 27, 2003
Recording No.: 200305270321
6. Title Notification, and the terms and conditions thereof:
Recording Date: July 13, 2009
Recording No.: 200907130185
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

EXHIBIT "A"Exceptions
(continued)

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."

8. City, county or local improvement district assessments, if any.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.