

When recorded return to:

Larry R. Jensen
15356 Produce Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252063

Jul 01 2025

Amount Paid \$5685.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620059175

Escrow No.: 245471362

STATUTORY WARRANTY DEED

THE GRANTOR(S) Earl M Garlin, Jr., as a separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Larry R. Jensen, an unmarried person

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 OF TRACT 70, PLAT OF THE BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P62761, P62764, 3867-000-070-0803, 3867-000-070-1108

Subject to:

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 Plat of the Burlington Acreage Property:

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Reservations and exceptions in United States Patents or in Acts authorizing the issuance

STATUTORY WARRANTY DEED

(continued)

thereof; Indian treaty or aboriginal rights.

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."

"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of short sale closing. After this 30-day period, Grantee is further prohibited from conveying the property for a sale price greater than \$355,000.00 until 90 days from the date of the short sale closing. These restrictions shall run with the land and are not personal to the Grantee."

Dated: 6.30.2025

Earl M. Garlin, Jr.
Earl M Garlin, Jr.

State of Washington
County of Pierce

This record was acknowledged before me on 20 June 25 by Earl M Garlin, Jr..

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 2 Aug 2026

TASHAWN GIBSON
Notary Public
State of Washington
Commission # 22023060
My Comm. Expires Aug 7, 2026

EXHIBIT "A"

Legal Description

THAT PORTION OF THE SOUTH HALF OF THE WEST HALF OF TRACT 70, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 70;

THENCE SOUTH 89°40'30" EAST ALONG THE SOUTH LINE OF SAID TRACT 70, 100.00 FEET;

THENCE NORTH 0°24'00" WEST PARALLEL WITH THE WEST LINE OF THE SAID TRACT 70, 60.00 FEET;

THENCE NORTH 89°40'30" WEST PARALLEL WITH SAID SOUTH LINE 100.00 FEET TO THE SAID WEST

LINE OF TRACT 70;

THENCE SOUTH 0°24'00" EAST ALONG SAID WEST LINE 60.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.