

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252094

Jul 03 2025

Amount Paid \$9117.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Matthew Alexander Hull and Erin Hull
1597 Barrell Springs Road
Bellingham, WA 98229

STATUTORY WARRANTY DEED

Guardian NW Title 25-23370-NW

THE GRANTOR(S) **EVERGREEN INVESTING REI LLC, a Washington Limited Liability Company**,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Matthew Alexander Hull and Erin Hull, husband and wife**

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

That portion of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 36 North, Range 3 East, W.M., lying Southeasterly of the road;

ALSO that portion of the Northeast 1/4 of the Southwest 1/4 of said Section 12, described as follows:

Beginning at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 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 1/4 of the Southwest 1/4; thence East along said North line to the point of beginning.

Abbreviated legal description: Section 12, Township 36 North, Range 3 East - SE NW & NE SW

TOGETHER WITH: 980 FLEETWOOD 60X24 VIN#IDFL2B937041931

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

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

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23370-NW

Page 1 of 3

Dated: 07-02-2025

EVERGREEN INVESTING REI LLC, a Washington Limited Liability Company

By: Laura Hicks
Laura Hicks, Member

By: Danton Hicks
Danton Hicks

STATE OF WASHINGTON
COUNTY OF WHATCOM

This record was acknowledged before me on this 2 day of July, 2025, by Laura Hicks, Member of EVERGREEN INVESTING REI LLC and Danton Hicks of EVERGREEN INVESTING REI LLC.

Emily Nicole Weisel
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 05/04/2027

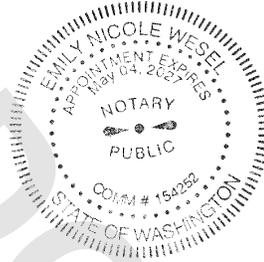


EXHIBIT A

25-23370-NW

1. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Bloedel Donovan Timber Company, a corporation

Recorded: May 17, 1943

Auditor's No.: 362342

As Follows: A permanent right to use water to the capacity of a two inch pipe from the so-called Barrell Springs

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SURVEY recorded on January 13, 2012 as Auditor's File No. 201201130025.

3. Regulatory notice/agreement regarding OPERATION-MAINTENANCE & MONITORING REQUIREMENT FOR PROPRIETARY ONSITE SEWAGE SYSTEMS that may include covenants, conditions and restrictions affecting the subject property, recorded on December 15, 2023 as Auditor's File No. 202312150012 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

4. Regulatory notice/agreement regarding SKAGIT COUNTY RIGHT TO MANAGE NATURAL RESOURCE LANDS DISCLOSURE that may include covenants, conditions and restrictions affecting the subject property, recorded on January 17, 2024 as Auditor's File No. 202401170013 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A