

When recorded return to:

Michael J Burkett
Animal Farm, LLC
18754 Kim Place
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252431

Jul 30 2025

Amount Paid \$22200.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310
Seattle, WA 98133

Chicago Title
620059562

Escrow No.: 0294907-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Russell Scott Curley and Lynn Faye Baker Curley, Trustees of The Russell and Lynn Curley Living Trust dated December 28, 2020

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Animal Farm, LLC, an Arizona Limited Liability Company

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

LOT 2, RIVER VALLEY VIEW ESTATES, AS PER PLAT RECORDED ON MAY 7, 2001, UNDER AUDITOR'S FILE NO. 200105070102, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P118027 / 4777-000-002-0000

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

STATUTORY WARRANTY DEED
(continued)

Dated: 7-24-25

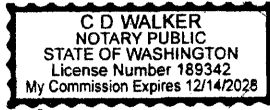
The Russell and Lynn Curley Living Trust dated December 28, 2020

BY: Russ Scott Curley
Russ Scott Curley
Trustee

BY: Lynn Faye Baker Curley
Lynn Faye Baker Curley
Trustee

This record was acknowledged before me on 7/24/2025 by Russ Scott Curley and Lynn Faye Baker Curley as Trustee and Trustee, respectively, of The Russell and Lynn Curley Living Trust dated December 28, 2020.

State of Washington
County of SKAGIT



C D Walker
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 12.14.28

**EXHIBIT A
EXCEPTIONS**

Order No.: 0294907-OC

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground electric system
Recording Date: April 19, 1988
Recording No.: 8804190045
Affects: Portion of said premises

2. Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 and Skagit County
Recording Date: October 23, 1995
Recording No.: 9510230101
Recording No.: 9510230102
Regarding: To construct, operate, and maintain a water storage tank to support improvements to the Bow Hill area water supply system

3. Agreement and the terms and conditions thereof:

Executed by: The Bow Hill Neighborhood Association and Skagit County
Recording Date: December 12, 1995
Recording No.: 9512120043
Regarding: To construct, operate, and maintain a water storage tank to support improvements to the Bow Hill area water supply system

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 the Plat of River Valley View Estates:

Recording No: 200105070102

5. 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: May 7, 2001
Recording No.: 200105070103

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 21, 2001
Recording No.: 200106210005

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 13, 2002
Recording No.: 200202130058

The Cancellation for the above mentioned CCR Amendment is recorded under Recording No. 200207190134.

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT A
EXCEPTIONS**
(continued)

Recording Date: July 19, 2002
Recording No.: 200207190135

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 4, 2018
Recording No.: 201810040007

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

Granted to: Skagit County
Purpose: Protected critical area easement
Recording Date: May 7, 2001
Recording No.: 200105070107
Recording No.: 200105070111
Recording No.: 200105070112
Affects: Portion of said premises

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

Granted to: Richmond JPJ Enterprises, Inc., a Washington corporation
Purpose: Ingress, egress and utilities
Recording Date: June 21, 2001 and August 27, 2001
Recording No.: 200106210007
Recording No.: 200108270197
Affects: Portion of said premises

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

Granted to: Richmond JPJ Enterprises, Inc., a Washington corporation
Purpose: Ingress, egress and utilities
Recording Date: January 4, 2002
Recording No.: 200201040067
Affects: Portion of said premises

The above mentioned easement is a re-recording of instrument recorded under Recording No. 200106210007.

9. 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.

10. 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."