

When recorded return to:

Bryan Olson
11177 Gardner Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253056

Sep 17 2025

Amount Paid \$4245.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059633

Chicago Title
620059633

STATUTORY WARRANTY DEED

THE GRANTOR(S) April Briceno, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Bryan Olson, 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 TRACT 13, PLAT OF THE BURLINGTON ACREAGE PROPERTY

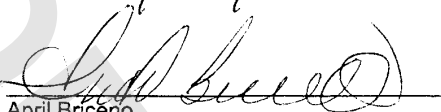
Tax Parcel Number(s): P62367 3867-000-013-2502

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 8/27/2025

April Briceno

State of FloridaCounty of Duval*See attached*

This record was acknowledged before me by means of communication technology

on _____ by _____.

(electronic official
stamp)

Notary Public

My commission expires: _____

FLORIDA SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT

FS 117.05(13) — Effective January 1, 2020

State of Florida

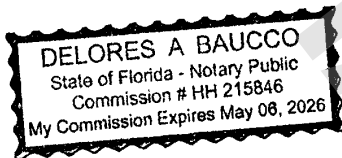
County of

Pine Hills }

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,this 27 day of August, 2025, by
Date Month YearApril Briceño
Name of Person Acknowledging[Signature]
Signature of Notary Public — State of FloridaDelores A Baucó
Name of Notary Typed, Printed or Stamped☐ Personally known☒ Produced IdentificationType of Identification Produced: FIDK

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Statutory Warranty Deed

Document Date:

8-27-2025

Number of Pages:

2

Signer(s) Other Than Named Above: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62367 3867-000-013-2502

THAT PORTION OF THE WEST HALF OF TRACT 13, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 13, WITH THE NORTH LINE OF THE STATE HIGHWAY RUNNING THROUGH SAID TRACT 13;

THENCE NORTH 0°17'15" WEST ALONG THE WEST LINE OF SAID TRACT 13, A DISTANCE OF 323.10 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH 80°02' EAST 90.0 FEET;

THENCE NORTH 0°17'15" WEST 80.00 FEET;

THENCE SOUTH 80°02' WEST 90.00 FEET;

THENCE SOUTH 0°17'15" EAST 80.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF VACATED COUNTRY ROAD LYING WEST OF THE ABOVE DESCRIBED PREMISES WHICH REVERTED TO SAID PREMISES BY OPERATION OF LAW.

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 the Burlington Acreage:

Recording No: Volume 1, Page 49

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Utilities
Recording Date: February 24, 1961
Recording No.: 604557
Affects: a portion of said premises

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Utilities
Recording Date: April 13, 1961
Recording No.: 606404
Affects: a portion of said premises

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Burlington.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 28, 2025

between Bryan Olson ("Buyer")

Buyer

Buyer

and The Estate of Patrick D Forcum ("Seller")

Seller

Seller

concerning 11177 Gardner Road Burlington WA 98233 (the "Property")

Address

City

State

Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Bryan Olson 07/28/2025
Buyer Date

April Briceño 07/28/25
Seller Date

Buyer Date

Seller Date