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03/09/2026 03:12 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Mark L Hulst and Gloria J Hulst
20616 Bulson Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260677

Mar 09 2026

Amount Paid \$21009.00
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

CHICAGO TITLE
620060190

Escrow No.: 620060190

STATUTORY WARRANTY DEED

THE GRANTOR(S) DYB Land & Cattle LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Mark L Hulst and Gloria J Hulst, a married couple

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. Lot 3B, Short Plat No. PL07-0565 Rec No. 200807290012 in SE, 17-33-5E, W.M.

Tax Parcel Number(s): P16739 / 330417-4-001-0009

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3-6-26

DYB Land & Cattle LLC

BY: [Signature]
Steven E. Boon
Managing Member

BY: [Signature]
Melinda A. Boon
Managing Member

State of Washington

County of Skaagit

This record was acknowledged before me on 3-6-2026 by Steven E. Boon and Melinda A. Boon as Managing Members, respectively, of DYB Land & Cattle LLC.

[Signature]

(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 4-16-2029



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P16739 / 330417-4-001-0009

LOT 3B, SHORT PLAT NO. PL07-0565, APPROVED JULY 29, 2008 AND RECORDED JULY 29, 2008, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200807290012, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SAID SECTION 17;

THENCE SOUTH 2°12'41" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1400.90 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE SOUTH 88°10'39" EAST, A DISTANCE OF 132.30' ALONG THE SOUTH LINE OF SAID SUBDIVISION;

THENCE NORTH 40°41' 17" EAST, A DISTANCE OF 197.56';

THENCE NORTH 33°30'00" EAST, A DISTANCE OF 332.18';

THENCE NORTH 32°54'22" EAST, A DISTANCE OF 430.95';

THENCE NORTH 34°29'04" EAST, A DISTANCE OF 277.65';

THENCE SOUTH 55°30'56" EAST, A DISTANCE OF 42.63';

THENCE NORTH 32°08'38" EAST, A DISTANCE OF 114.52';

THENCE NORTH 21°46'15" EAST, A DISTANCE OF 81.96';

THENCE NORTH 8°21'22" EAST, A DISTANCE OF 85.38';

THENCE NORTH 0°13'21" EAST, A DISTANCE OF 139.13' TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION;

THENCE NORTH 89°07'34" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 920.09' TO THE POINT OF BEGINNING;

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 Short Plat No. 69-81:

Recording No: 8203080042

2. 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 Short Plat No. PL 07-0565 :

Recording No: 200807290012

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

Granted to: Puget Sound Power & Light Company
Purpose: underground electric system, together with necessary appurtenances
Recording Date: August 28, 1985
Recording No.: 8508280041
Affects: as described in said instrument

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

Granted to: Ray C. Spragg and Marjorie H. Spragg, husband and wife
Purpose: ingress, egress and utilities
Recording Date: June 20, 1986
Recording No.: 8606200012
Affects: as described in said instrument

5. Letter from Skagit County Board of Commissioners to Dave Yvonne Boon and the terms and conditions thereof:

Recording Date: September 28, 1994
Recording No.: 9409280034

6. Title Notification Property adjacent to designated resource lands and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)

Recording Date: October 11, 1996
Recording No.: 9610110029

7. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: July 29, 2008
Recording No.: 200807290013

8. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: November 19, 2021
Recording No.: 202111190049

9. 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: 202112220081

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."

11. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)

12. 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.