

**When recorded return to:**  
Lucas McGuire  
20152 Sinnes Rd  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20261102  
Apr 15 2026  
Amount Paid \$4455.00  
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.: 620061636

**CHICAGO TITLE**  
620061636

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) DYB Land and 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 Lucas McGuire, 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.)

LT 3A, SHORT PLAT NO. PL07-0565, REC NO. 200807290012 IN PTN SE 1/4 SEC 17-33-4E,  
W.M

Tax Parcel Number(s): P127867 / 330417-4-001-0400

Subject to:

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

**STATUTORY WARRANTY DEED**

(continued)

Dated: 04/14/2026

DYB Land and Cattle LLC

BY: [Signature]  
Steve E Boon  
Member

BY: [Signature]  
Melinda A Boon  
Member

State of Washington

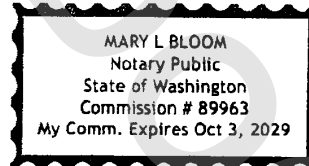
County of Yakima

This record was acknowledged before me on April 14, 2026 by Steve E Boon and Melinda A Boon as Members, respectively, of DYB Land and Cattle LLC.

Mary L Bloom, Notary Public  
(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 10/03/2029



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P127867 / 330417-4-001-0400**

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LOT 3A, 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.

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. 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."

9. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: November 1, 1973  
Recording No.: 792808Recording Date: December 11, 1972  
Recording No.: 778019

Sale or transfer of all or a portion of the property in Snohomish County requires execution of two forms by the new owner and submission of the forms to the Assessor's Office at least two (2) weeks prior to transfer. More time may be required at year end and month end.

The two forms include:

1. Notice of Continuation Form

**EXHIBIT "B"****Exceptions  
(continued)****2. Request for Information Form**

In addition, the assessor's office requires that the new owner complete Box 6 of the Real Estate Excise Tax Affidavit, including signing at line 3. If you have questions or need the forms, please telephone the exemption department in the assessor's office at (425)388-3540.

**10. City, county or local improvement district assessments, if any.**