

**When recorded return to:**  
Brian Straathof  
Brian Shelley Properties LLC  
805 Cul de Sac Ave  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1454  
Apr 24 2020  
Amount Paid \$2486.60  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620042046

**CHICAGO TITLE**  
**620042046**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sharon Ann Dynes, an unmarried person, as a separate estate and Sharon Ann Dynes Trustee of the Arthur William Dynes and Sharon Ann Dynes Family Trust uwd October 4, 2016

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Brian Shelley Properties LLC, a limited liability partnership

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

Lot 6, Block 130, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.." as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH the North half of vacated Cedar Street.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P72168 / 4077-130-006-0009, P72169 / 4077-130-006-0108

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 22, 2020

x Sharon Ann Dynes  
Sharon Ann Dynes

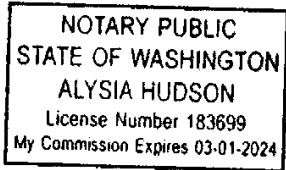
Arthur William Dynes and Sharon Ann Dynes Family Trust uwd October 4, 2016

BY: Sharon Ann Dynes  
Sharon Ann Dynes  
Trustee Trustee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Sharon Ann Dynes is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it Sharon Ann Dynes, as a separate estate and Sharon Ann Dynes Trustee of the Arthur William Dynes and Sharon Ann Dynes Family Trust uwd October 4, 2016 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 23, 2020



Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Exceptions

1. Public or private easements, if any, over vacated portion of said premises.
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: March 29, 2011  
Recording No.: 201103290030  
Matters shown: Fence
3. 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.
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Burlington.
6. City, county or local improvement district assessments, if any.

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 March 13, 2020  
between Brian Shelley Properties LLC Brian Shelley Properties LLC ("Buyer")  
Buyer Buyer  
and Dynes Family Trust Sharon Dynes, Trustee ("Seller")  
Seller Seller  
concerning 0 S Pine Street 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.

Authenticated: 03/13/2020  
Brian E. Stravathof DBA BSE  
~~Buyer~~ 1:41:19 PM PDT Date

Sharon A. Dynes 4/14/2020  
Seller Trustee Date

Authenticated: 03/13/2020  
Shelley Camacho DBA BSE  
~~Buyer~~ 1:42:39 PM PDT Date

Seller Date