

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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Heather Beauvais
Affidavit No. 2021-2174
Date 05/14/2021

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

RE RECORDING TO AMEND LEGAL DESCRIPTION
LOT 6, BLOCK 130 FIRST ADD 3 X 11

STATUTORY WARRANTY DEED
(continued)

Dated: April 22, 2020

x Sharon Ann Dynes
Sharon Ann Dynes

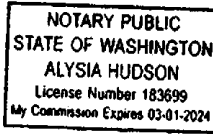
Arthur William Dynes and Sharon Ann Dynes Family Trust uwd October 4, 2016

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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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 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.

Authorized: Sharon E. Swanson, DNR, RSP 03/13/2020 Sharon E. Dynes 4/14/2020
Buyer 1:41:10 PM PDT Date Seller Trustee Date
Authorized: Sharon E. Swanson, DNR, RSP 03/13/2020 _____
Buyer 1:42:30 PM PDT Date Seller Date

STATE OF WASHINGTON
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County this 16th day of April, 2021.

Jandra Perkins Auditor
[Signature] Deputy Auditor



The West half of Lot 6, Block 130 First Addition to Burlington, Skagit County Wa. As per plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Wa.; Together with North half of vacated Cedar Street.

AND

The East half of Lot 6, Block 130 First Addition to Burlington, Skagit County Wa. As per plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Wa.; Together with North half of vacated Cedar Street.