

When recorded return to:

Sukhmeet Birk
202103WY-14, LLC, a Wyoming Limited Liability
Company
4614 144th Place SE
Snohomish, WA 98296

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2781

Jun 18 2021

Amount Paid \$3365.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620048114

Escrow No.: 620048114

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tanya Hoffman, Personal Representative of the Estates of Arthur W. Hoffman and
Adrienne B. Hoffman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to 202103WY-14, LLC, a Wyoming Limited Liability Company

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. LT 24, BURLINGTON ACREAGE TRACTS

Tax Parcel Number(s): P62424

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 15, 2021

Estate of Arthur W. Hoffman and Adrienne B Hoffman

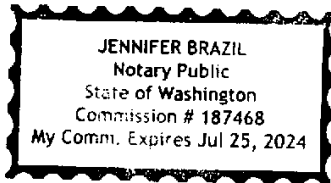
BY: Tanya Hoffman
Tanya Hoffman
Personal Representative

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Tanya Hoffman

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estates of Arthur W Hoffman and Adrienne B Hoffman to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 17, 2021



Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62424

The South 80 feet of the West 200 feet of the following described tract:

The North 1/2 of the West 1/2 of Tract 24, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", according to the plat recorded in Vol. 1 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH all that portion of the platted roadway lying Northerly of "McEwen's Addition, according to the plat recorded in Vol. 7 of Plats, page 96, records of Skagit County, Washington, as vacated December 13, 1960 under Skagit County Commissioner's File No. 10541, in the Plat of the Burlington Acreage Property, lying West of said Tract 24 and Easterly of a line which is 30 feet East of and parallel to the center line of the Gardner road No. 427 as constructed through tracts 16 and 23 of said Plat of the Burlington Acreage Property.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Burlington Acreage Property:

Recording No: Volume 1, page 49

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. 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."