

When recorded return to:

Matthew D. Johnson , Member
1801 Grove Street Unit B
Marysville, WA 98270

Filed for Record at Request of
Curtis, Casteel & Palmer , PLLC
Escrow Number: 210333M

CHICAGO TITLE
020048270

Statutory Warranty Deed

THE GRANTORS Terry Arnett and Peggy Gurrad, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dobyns Family LLC, A Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
LT 5 & 6, BLK 804, NORTHERN PACIFIC ADDN TO ANACORTES

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2952
Jun 30 2021
Amount Paid \$4965.00
Skagit County Treasurer
By Heather Beauvais Deputy

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P58522 / 3809-804-006-0014

Dated June 23, 2021

Terry Arnett
Terry Arnett

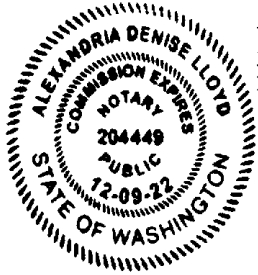
Peggy Gurrad
Peggy Gurrad

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Terry Arnett and Peggy Gurrad

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/24/2021
Alexandria Denise Lloyd



Notary Public in and for the State of Washington
Residing at Cumano Island
My appointment expires: 12/09/22

EXHIBIT A

Lots 5 and 6, Block 804, Northern Pacific Addition to Anacortes, according to the plat thereof, recorded in Volume 2 of Plats, page 9 through 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject To:

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 Northern Pacific Addition to Anacortes:

Recording No: 1046

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 24, 1954

Recording No.: 509693

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 Survey:

Recording No: 202010190150

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 June 16, 2021


between RAD Homes and Properties, LLC and/or assigns ("Buyer")
Buyer Buyer
and Terry Arnett Peggy Gurrad ("Seller")
Seller Seller
concerning 3309 W 2nd St Anacortes WA 98221 (the "Property")
Address City State Zip

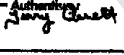

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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.

Authentication:  06/16/2021
Buyer 1:46:42 PM PDT Date
Buyer Date

Authentication:  06/17/2021
Seller 9:08:41 AM PDT Date
Authentication:  06/17/2021
Seller 9:53:18 AM PDT Date