

When recorded return to:

Kimberly O'Neill
1483 Barrell Springs Road
Bellingham, WA 98229

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 210320M

CHICAGO TITLE
620047777

Statutory Warranty Deed

THE GRANTOR Dobyys Family LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kimberly O'Neill, an unmarried person

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

Abbreviated Legal:
LT 2 SHORT CARD NO. PL04-0465. BEING PTN SW 1/4 NE 1/4 SEC 12-36-3E, W.M

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P122569 / 360312-1-008-0100

Dated July 12, 2021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3554
Aug 02 2021
Amount Paid \$12098.82
Skagit County Treasurer
By Heather Beauvais Deputy

Dobyys Family LLC

By: Matthew D. Johnson, Member

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew D. Johnson
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Member of Dobyys Family LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7/12/2021



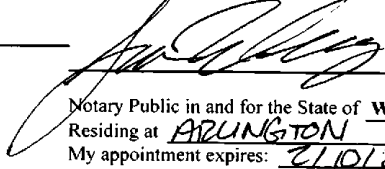

Notary Public in and for the State of Washington
Residing at ARUNGTON
My appointment expires: 2/10/24

EXHIBIT A

LOT 2, SHORT CARD NO. PL04-0465, APPROVED MARCH 15, 2005, RECORDED MARCH 18, 2005, UNDER AUDITOR'S FILE NO. 200503180147 RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 3 EAST, W. M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO:

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
Recording Date: June 13, 1956
Recording No.: 537389

Protected Critical Area Easement and the terms and conditions thereof:

Recording Date: March 18, 2005
Recording No.: 200503180146

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 Short Card No. PL04-0465:

Recording No: 200503180147

Aerobic Treatment Unit Service Agreement and the terms and conditions thereof

Executed by: Terris Powell and Timberline Builders
Recording Date: December 7, 2005
Recording No.: 200512070114

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.