

When recorded return to:
Donald Lee Beaver, Sr.
Backland Enterprises, LLC
1419 State Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4061
Sep 01 2021
Amount Paid \$5925.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 500124601

CHICAGO TITLE
500124601

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven G. Felton, who also appears of record as Steve G. Felton, a single man, as separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys, and warrants to Backland Enterprises, LLC, a Washington 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.)

Lot(s): Ptn. 17 Deiter's Acreage

Tax Parcel Number(s): P64978 / 3899-000-016-0307

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 24, 2021

Steven G. Felton
Steven G. Felton

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Steven G. Felton

_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 27, 2021



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

EXHIBIT "A"

Order No.: 500124601

For APN/Parcel ID(s): P64978 / 3899-000-016-0307

Lot 17, "DEITER'S ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington; EXCEPT the West 8 feet thereof.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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."

2. Assessments, if any, levied by Sedro Woolley.
3. City, county or local improvement district assessments, if any.
4. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.