

When recorded return to:
Justin Edward Boyle
500 Gardner Road
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
A COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620050075

CHICAGO TITLE CO.
620050075

STATUTORY WARRANTY DEED

THE GRANTOR(S) 202103WY 14 LLC, a Wyoming limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Justin Edward Boyle, an unmarried man and Mariah Swanson, an unmarried woman

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

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.

Abbreviated Legal: {Required if full legal not inserted above.}

Tax Parcel Number(s): P62424 / 3867-000-024-1303

Subject to:

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated 04.26.19

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5812

Dec 20 2021

Amount Paid \$9001.80
Skagit County Treasurer
By Lena Thompson Deputy

WA-CT-FNRV-02150 624676-620050075

STATUTORY WARRANTY DEED
(continued)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: December 9, 2021

202103WY 14 LLC

BY: Sukhmeet S. Birk, Manager
Sukhmeet S. Birk
Manager

BY: Gurjeet Birk, manager
Gurjeet Birk
Manager

State of wa
County of Snohomish

I certify that I know or have satisfactory evidence that Sukhmeet S. Birk & Gurjeet Birk 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 Managers of 202103WY 14 LLC, a Wyoming limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 13, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Commission Expires 09-08-2022

Sharon E. Schoonover
Name: Sharon E. Schoonover
Notary Public in and for the State of wa
Residing at: OK Street
My appointment expires: 9-8-22

EXHIBIT "A"
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. 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."

3. City, county or local improvement district assessments, if any.