

**When recorded return to:**  
Rayshon Foster  
2nd Chance Investment Group, LLC  
11064 Peter Anderson Road  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-5879  
Dec 23 2021  
Amount Paid \$5765.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE COMPANY**  
620049851



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4717 South 19th Street, Suite 101  
Tacoma, WA 98405

Tax Parcel Numbers: P62303, P62296

Escrow No.: 0224163-OC

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sharon R. Anthony, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to 2nd Chance Investment Group, LLC, a California limited liability company

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

PARCEL A:  
THE NORTH 100 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF TRACT 6,  
"PLAT  
OF THE BURLINGTON ACREAGE PROPERTY, " AS PER PLAT RECORDED IN VOLUME 1 OF  
PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON,  
EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE FOLLOWING  
DESCRIBED TRACT:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 6;  
THENCE NORTH ALONG THE EAST LINE THEREOF TO A POINT 264 FEET NORTH OF THE  
NORTH  
LINE OF THE BURLINGTON SEDRO-WOOLLEY HIGHWAY;  
THENCE SOUTHWESTERLY TO A POINT WHICH IS 120 FEET WEST OF THE EAST LINE OF  
SAID  
TRACT AND 260 FEET NORTH OF THE SOUTH LINE THEREOF;  
THENCE SOUTH TO THE SOUTH LINE OF SAID TRACT 6;  
THENCE EAST TO THE POINT OF BEGINNING.  
TOGETHER WITH A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF TRACT 6, "PLAT OF  
THE  
BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS,  
PAGE  
49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID TRACT 6;  
THENCE SOUTH 89°46'07" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF TRACT 6  
A  
DISTANCE OF 301.91 FEET;  
THENCE NORTH 0°23'45" WEST A DISTANCE OF 27.20 FEET;  
THENCE NORTH 89°46'07" EAST A DISTANCE OF 301.87 FEET TO THE EAST LINE OF SAID  
TRACT  
6;  
THENCE SOUTH 0°30'15" EAST A DISTANCE OF 27.20 FEET TO THE POINT OF BEGINNING.  
PARCEL B:  
THE SOUTH 1/2 OF THE EAST 1/2 OF TRACT 6, "PLAT OF THE BURLINGTON ACREAGE  
PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF  
SKAGIT  
COUNTY, WASHINGTON.  
EXCEPT THE NORTH 100 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF  
SAID  
TRACT 6,

**STATUTORY WARRANTY DEED**  
(continued)

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT;  
THENCE NORTH ALONG THE EAST LINE THEREOF TO A POINT 264 FEET NORTH OF THE  
NORTH LINE OF THE BURLINGTON SEDRO-  
WOOLLEY HIGHWAY;  
THENCE SOUTHWESTERLY TO A POINT WHICH IS 120 FEET WEST OF THE EAST LINE OF  
SAID  
TRACT AND 260 FEET  
NORTH OF THE SOUTH LINE THEREOF;  
THENCE SOUTH TO THE SOUTH LINE OF SAID TRACT 6;  
THENCE EAST TO THE POINT OF BEGINNING,  
ALSO EXCEPT THAT PORTION OF THE EAST 1/2 OF TRACT 6, "PLAT OF THE BURLINGTON  
ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49,  
RECORDS  
OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT 6;  
THENCE NORTH 89°46' EAST ALONG THE SOUTH LINE OF SAID TRACT 6 A DISTANCE OF  
220.82  
FEET TO A POINT ON AN EXISTING FENCE LINE AND THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89°46' EAST 205.01 FEET;  
THENCE NORTH 11°51' WEST A DISTANCE OF 75.55 FEET TO A POINT IN AN EXISTING  
FENCE  
LINE;  
THENCE SOUTH 68°28' WEST ALONG SAID FENCE LINE 203.61 FEET TO THE TRUE POINT  
OF  
BEGINNING,  
AND ALSO EXCEPT THAT PORTION OF THE EAST 1/2 OF TRACT 6, "PLAT OF THE  
BURLINGTON  
ACREAGE PROPERTY." AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49,  
RECORDS  
OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID EAST 1/2 OF TRACT 6;  
THENCE SOUTH 89°46' WEST ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF  
120  
FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;  
THENCE SOUTH 89°46' WEST A DISTANCE OF 77.14 FEET;  
THENCE NORTH 11°51' WEST, A DISTANCE OF 75.55 FEET;  
THENCE NORTH 68°28' EAST A DISTANCE OF 98.60 FEET TO A POINT ON THE WEST LINE  
OF  
THE EAST 120 FEET OF SAID TRACT 6;  
THENCE SOUTH 0°30'15" EAST A DISTANCE OF 109.80 FEET TO THE TRUE POINT OF  
BEGINNING,  
AND ALSO EXCEPT THAT PORTION OF LOTS 6 AND 13, "PLAT OF THE BURLINGTON  
ACREAGE  
PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF  
SKAGIT  
COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID LOT 6;  
THENCE SOUTH 89°46'07" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF LOT 6,  
301.91  
FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 89°46'07" WEST ALONG SAID NORTH LINE, 320.39 FEET TO  
THE  
NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE EAST 1/2 OF SAID LOT 6;  
THENCE SOUTH 0°23'45" EAST ALONG THE WEST LINE OF SAID EAST 1/2, 316.05 FEET  
TO THE  
SOUTHWEST CORNER  
OF SAID SOUTH 1/2 OF THE EAST 1/2 OF LOT 6;  
THENCE SOUTH 10°01'02" EAST 81.86 FEET TO AN EXISTING FENCE;  
THENCE NORTH 68°28'00" EAST, ALONG SAID EXISTING FENCE LINE 328.83 FEET TO A  
POINT  
THAT IS SOUTH 0°23'45" EAST FROM THE TRUE POINT OF BEGINNING,  
THENCE NORTH 0°23'45" WEST, PARALLEL WITH SAID WEST LINE, 277.26 FEET TO THE  
TRUE  
POINT OF BEGINNING.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.  
PARCEL C:

**STATUTORY WARRANTY DEED**  
(continued)

UNCORRECTED COPY OF DOCUMENT

THAT PORTION OF THE SOUTH 1/2 OF THE EAST 1/2 OF TRACT 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 6;  
THENCE NORTH ALONG THE EAST LINE THEREOF TO A POINT 264 FEET NORTH OF THE NORTH LINE OF THE BURLINGTON- SEDRO-WOOLLEY HIGHWAY;  
THENCE SOUTHWESTERLY TO A POINT WHICH IS 120 FEET WEST OF THE EAST LINE OF SAID TRACT AND 260 FEET NORTH OF THE SOUTH LINE THEREOF;  
THENCE SOUTH TO THE SOUTH LINE OF SAID TRACT 6;  
THENCE EAST TO THE POINT OF BEGINNING.  
EXCEPT FROM THE ABOVE ANY PORTION LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:  
THAT PORTION OF TRACT 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 6, WHICH IS 252 FEET NORTH OF THE NORTH LINE OF THE BURLINGTON-SEDRO-WOOLLEY HIGHWAY, AS SAID HIGHWAY EXISTED ON AUGUST 20, 1951;  
THENCE WEST 120 FEET;  
THENCE NORTH 8 FEET TO THE NORTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO VERNON L. ANDERSON, BY DEED RECORDED SEPTEMBER 15, 1951, UNDER AUDITOR'S FILE NO. 465729, RECORDS OF SKAGIT COUNTY, WASHINGTON; SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE LINE;  
THENCE NORTHEASTERLY TO THE EAST LINE OF SAID TRACT 6 TO A POINT WHICH IS 264 FEET NORTH OF THE NORTH LINE OF THE SAID BURLINGTON-SEDRO-WOOLLEY HIGHWAY AND THE TERMINAL POINT OF THE LINE.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P62303, P62296

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 13, 2021

Sharon R. Anthony  
Sharon R. Anthony

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Sharon R. Anthony is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Dec 14, 2021

Richard D Horak  
Name: Richard D Horak  
Notary Public in and for the State of WA  
Residing at: MS Vernon  
My appointment expires: 10-18-22

RICHARD D HORAK Notary Public State of Washington Commission # 202903 My Comm. Expires Oct 18, 2022
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**EXHIBIT "A"**  
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: John and Barbara Holmgren  
Purpose: ingress, egress and utilities  
Recording Date: July 16, 1973  
Recording No.: 787952
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 8611260033  
Recording No: 200806130137  
Recording No: 201006100132  
Recording No: 202010260160
3. 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."
7. Assessments, if any, levied by Burlington Sewer District.
8. City, county or local improvement district assessments, if any.
9. 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