

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: 220004M

CHICAGO TITLE  
620050446

**Statutory Warranty Deed**


THE GRANTOR Joshua Bourdeau, an unmarried individual 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:  
PTN NE 1/4 SE 1/4, SEC 35-34-4E, W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P29748/340435-0-003-0002

Dated January 20, 2022

  
\_\_\_\_\_  
Joshua Bourdeau

STATE OF Washington )  
COUNTY OF Skagit ) SS:

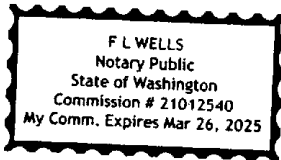
I certify that I know or have satisfactory evidence that Joshua Bourdeau

is the person who appeared before me, and said person acknowledged that \_\_\_\_\_ he  
signed this instrument and acknowledge it to be his \_\_\_\_\_ free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 01/24/2022

  
\_\_\_\_\_

Notary Public in and for the State of Washington  
Residing at Mt. Vernon  
My appointment expires: 3/26/2025



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2022-352  
Jan 31 2022  
Amount Paid \$5285.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**EXHIBIT A**

UNRECORDED  
THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 103 FEET WEST OF THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 20 FEET TO THE SOUTH LINE OF THE COUNTY ROAD AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUE SOUTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 229 FEET;  
THENCE NORTH 48°41' WEST TO THE SOUTHEASTERLY LINE OF THE COUNTY ROAD;  
THENCE NORTHERLY AND EASTERLY ALONG THE SOUTH LINE OF SAID COUNTY ROAD RIGHT-OF-WAY TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject To:

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 1, 2009

Recording No.: 200912010061

Matters shown: Possible encroachment of a fence along the Easterly line and Southwesterly line of said premises by varying amounts

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."