

When recorded return to:
Devyn Dickinson and Desiree Dickinson
8138 Percie Rd
Custer, WA 98240

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

Chicago Title
620050460

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

Escrow No.: 0232766-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) 2nd Chance Investment Group LLC, a California 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 Devyn Dickinson and Desiree Dickinson, husband and wife

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.)

PTN TRACT 6, BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P62303 / 3867-000-006-0919, P62296 / 3867-000-006-0406

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1013

Mar 15 2022

Amount Paid \$7560.20
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 1, 2022

2nd Chance Investment Group LLC

BY: [Signature]
Rayshon Foster
Managing Member

State of California

County of Riverside

I certify that I know or have satisfactory evidence that Rayshon Foster

is/are the person(s) who appeared before me, and said person acknowledged that (he) signed this instrument, on oath stated that (he) was authorized to execute the instrument and acknowledged it as the Managing Member of 2nd Chance Investment Group, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-3-2022

[Signature]
Name: C. Smisek
Notary Public in and for the State of California
Residing at: Riverside County
My appointment expires: 6/17/23

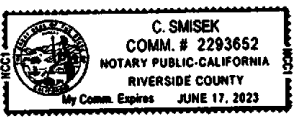


EXHIBIT "A"
Legal Description

PARCEL "A":

The North 100 feet of the South ½ of the East ½ of the East ½ 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 ½ 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 ½ of said Tract 6;

thence South 89°46'07" West along the South line of the North ½ 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,

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The South ½ of the East ½ 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 ½ of the East ½ of the East ½ of said Tract 6,

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 ½ 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 ½ 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 ½ 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 ½ 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

EXHIBIT "A"
Legal Description
(continued)

more particularly described as follows:

Beginning at the Northeast corner of the South ½ of said Lot 6;
thence South 89°46'07" West along the North line of said South ½ 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 ½ of the East ½ of said Lot 6;
thence South 0°23'45" East along the West line of said East ½, 316.05 feet to the Southwest corner of said South ½ of the East ½ 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. Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the South ½ of the East ½ 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 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.

EXHIBIT "B"
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. City, county or local improvement district assessments, if any.
8. 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.