

When recorded return to:

Brett Walker and LaTrelle M. Scherffius
14010 Rocky Mountain Road
Belgrade, MT 59714

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 220068M

Statutory Warranty Deed

CHICAGO TITLE
620050720

THE GRANTOR Dobyms Family LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brett Walker and LaTrelle M. Scherffius, A Married Couple As Joint Tenancy With Rights of Survivorship the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
LTS 5 AND 6, BLK 804, NORTHERN PACIFIC ADDITION TO ANACORTES

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

The Grantees hereby acknowledge that they are acquiring title as Joint Tenants with Rights of Survivorship and not Tenants in Common

Brett Walker

LaTrelle M. Scherffius

Tax Parcel Number(s): P58522/3809-804-006-0014

Dated February 24, 2022

Dobyms Family LLC

[Signature]
By: Matthew D. Johnson, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-1021
Mar 15 2022
Amount Paid \$6405.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew D. Johnson
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Member of Dobyms Family LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2/25/2022

[Signature]
Notary Public in and for the State of Washington
Residing at ARLINGTON
My appointment expires: 2/10/24



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Brett Walker 3-14-2022
Brett Walker

LaTrelle M. Scherffius
LaTrelle M. Scherffius

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Dated February 24, 2022

Dobyms Family LLC

By: Matthew D. Johnson, Member

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COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew D. Johnson
is/are the person(s) who appeared before
me, and said person(s) acknowledged that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Member of Dobyms Family LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

EXHIBIT A

LOTS 5 AND 6, BLOCK 804, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject To:

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 Northern Pacific Addition to Anacortes.

Recording No. 1949

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 24, 1954
Recording No. 509693

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 Survey.

Recording No. 202010190150

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights

Authentisign ID: 51295B73-7B87-48D5-BA0F-BE2558D90E60

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 02, 2022

between Brett L Walker ("Buyer")

Buyer

Buyer

and Dobyns Family LLC ("Seller")

Seller

Seller

concerning 3309 W 2nd Street Anacortes WA 98221 (the "Property")

Address

City

State

Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Brett L Walker 02/02/2022
Buyer 2:00:08 PM PST Date

[Signature] 2/2/22
Seller Date

Buyer Date

Seller Date