

When recorded return to:

Travis J. and Alyssa Rae Shepherd
22982 Little Mountain Road
Mount Vernon, WA 98274

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 220294M

CHICAGO TITLE
620051660

Statutory Warranty Deed

THE GRANTOR Dobyns 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 Travis J. Shepherd and Alyssa Rae Shepherd, a married couple

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

Abbreviated Legal:
Ptn. NE SE, 35-34-4E, W.M.

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P29748/340435-0-003-0002 (IOP), P29805/340425-4-001-0006 (IOP)

Dated June 17, 2022

Dobyns Family LLC

By: Matthew D. Johnson, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222639

Jun 27 2022

Amount Paid \$9785.00

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 Dobyns Family LLC

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6/20/2022



Notary Public in and for the State of Washington

Residing at ARLINGTON

My appointment expires: 2/10/24

EXHIBIT A

That Portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the North line of said Northeast 1/4 of the Southeast 1/4, 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;

Except that portion thereof described as follows:

BEGINNING at a point on the North line of said Northeast 1/4 of the Southeast 1/4 bearing North 88° 37' 59" West, (called West on previous description) a distance of 103.00 feet from the Northeast corner of said subdivision; thence South 0° 45' 43" West, (called South on previously description) parallel with the East line of said subdivision for a distance of 20.00 feet to the South line of the county road (Little Mountain Road) and being the true point of beginning; thence continue South 0° 45' 43" West, for a distance of 229.00 feet; thence North 47° 55' 17" West, (called North 48° 41' West on previous description) for a distance of 9.99 feet; thence North 0° 45' 43" East, for a distance of 230.40 feet, more or less, to the Southerly margin of said Little Mountain Road at a point bearing North 88° 37' 59" West, from the true point of beginning; thence South 88° 37' 59" East, along said Southerly margin for a distance of 7.50 feet, more or less, to the true point of beginning.

TOGETHER WITH that Portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the North line of said Northeast 1/4 of the Southeast 1/4 bearing North 88° 37' 59" West, (called West on previous description) a distance of 103.00 feet from the Northeast corner of said subdivision; thence South 0° 45' 43" West, (called South on previously description) parallel with the East line of said subdivision for a distance of 20.00 feet to the South line of the county road (Little Mountain Road); thence continue South 0° 45' 43" West, for a distance of 229.00 feet; thence North 47° 55' 17" West, (called North 48° 41' West on previous description) for a distance of 9.99 feet to the true point of beginning; thence continue North 47° 55' 17" West, for a distance of 205.65 feet, more or less, to the Southeasterly right-of-way margin of said Little Mountain Road; thence South 36° 10' 01" West, along said Southeasterly right-of-way margin for a distance of 6.03 feet; thence South 47° 55' 17" East, for a distance of 210.30 feet, more or less, to a point bearing South 0° 45' 43" West, from the true point of beginning; thence North 0° 45' 43" East, for a distance of 7.99 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Subject To:

Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording No.: 202206030047
Recording No.: 202206030048

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."

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

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