

WHEN RECORDED RETURN TO:

GJ 1224 B LLC  
10885 NE 4th Street Suite 700  
Bellevue, WA 98004

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223093

Jul 28 2022

Amount Paid \$42055.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Escrow Number: 01348-47645

Filed for Record at Request of: *Premier Title of Island County*

GNW 22-15235

### STATUTORY WARRANTY DEED

THE GRANTOR(S), **Michael Bonewits, an unmarried individual** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **GJ 1224 B LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 52, Skyline No. 7 & Ptn. Section 27, Township 35 North, Range 1 East

Tax Parcel Number(s): P59633 and 3823-000-052-0006

Dated: July 26, 2022

[Signature]  
Michael Bonewits

State of Washington <sup>KPB</sup>  
County of ~~Island~~ Skagit

This record was acknowledged before me on 26<sup>th</sup> day of July, 2022 by Michael Bonewits.

(Stamp) [Signature]  
Printed name: KIRSTEN P. BIRD  
Notary Public  
My commission expires: 03/18/2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Tract 52, "SKYLINE NO. 7", as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington;

TOGETHER WITH that portion of Section 27, Township 35 North, Range 1 East, W.M.:  
Beginning at the Southeasterly corner of Lot 52, "SKYLINE NO. 7", according to the plat recorded in Volume 9 of Plats, pages 70 and 71;  
thence South 22 degrees 04'23" West a distance of 95 feet;  
thence on a curve to the left, the center of which bears South 22 degrees 04'23" West a distance of 60 feet,  
through a central angle of 14 degrees 47'10" an arc distance of 15.48 feet;  
thence North 7 degrees 17'13" East a distance of 95 feet;  
thence on a curve to the right, the center of which bears South 7 degrees 17'13" West a distance of 155 feet,  
through a central angle of 14 degrees 47'10" an arc distance of 40.00 feet to the true point of beginning.  
Situate in Skagit County, Washington.