

When recorded return to:

Justin W Rachels
The HBD Trust dated September 8, 2022
1567 Highlands Dr NE Ste 110-12
Issaquah, WA 98029

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223920

Sep 23 2022

Amount Paid \$11903.20

Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620052268

Escrow No.: 245453202

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dusan Friga and Kyra Rose Friga, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Justin W. Rachels, as trustee of The HBD Trust dated September 8, 2022

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

LOT(S) 3 AND 4, BLOCK 6, "RESERVE ADDITION TO MONTBORNE", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID PROPERTY LYING SOUTHWESTERLY OF A LINE PARALLEL WITH A DISTANT 50 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT-OF-WAY AS LOCATED, STAKED OUT AND CONSTRUCTED ON JUNE 20, 1913.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P99313 / 4136-006-004-0002,

Subject to:

STATUTORY WARRANTY DEED

(continued)

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 the Plat of Reserve Addition to Montborne: Recording No: Volume 2 Page 59

Lot Certification including the terms, covenants and provisions thereof
Recording Date: February 28, 2019
Recording No: 201902280075

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.

STATUTORY WARRANTY DEED
(continued)

Dated: September 20, 2022



Dusan Friga



Kyra Rose Friga

State of Washington
County of Whatcom

This record was acknowledged before me on 9/21/22 by Dusan Friga and Kyra Rose Friga.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 6-29-26

