

**When recorded return to:**

Earvin Allen Zechariah Cales and Myrna Nallely  
Hernandez  
29863 6th Ave S  
Federal Way, WA 98003

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 20238129

Sep 20 2023

Amount Paid \$9740.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620054880

Escrow No.: 620054880

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Freeborn Managment LLC, a Washington 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 Earvin Allen Zechariah Cales and Myrna Nallely Hernandez, a  
married couple

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

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS  
FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SAID SECTION, WHICH IS NORTH 89°40' WEST, 617 FEET  
FROM THE CENTERLINE OF THIRD STREET, IN THE CITY OF SEDRO-WOOLLEY,  
PRODUCED SOUTH;

THENCE SOUTHERLY PARALLEL WITH THE CENTERLINE OF THIRD STREET, PRODUCED  
SOUTH, TO A POINT ON THE NORTH LINE OF THE COUNTY ROAD, SAID POINT BEING 60  
FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST  
QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

**P37633 / 350425-0-037-0002**

**STATUTORY WARRANTY DEED**

(continued)

THENCE NORTHERLY PARALLEL WITH THE CENTERLINE OF THIRD STREET, PRODUCED SOUTH, A DISTANCE OF 492 FEET;

THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 180 FEET;

THENCE SOUTHERLY PARALLEL WITH THE CENTERLINE OF THIRD STREET, PRODUCED SOUTH, A DISTANCE OF 492 FEET TO THE NORTH LINE OF SAID COUNTY ROAD;

THENCE EAST ALONG THE NORTH LINE OF SAID COUNTY ROAD TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P37633 / 350425-0-037-0003

Subject to:

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

Dated: September 13, 2023

Freeborn Management LLC

BY: [Signature]

Robert Freeborn  
Sole Member

State of Washington

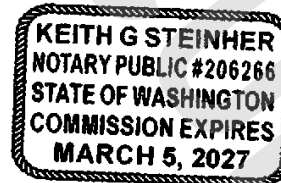
County of Whatcom

This record was acknowledged before me on 9-13-2023 by Robert Freeborn as Sole Member of Freeborn Management LLC.

[Signature]  
(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 3-5-27



**EXHIBIT "A"**  
Exceptions

1. Skagit County Right to manage natural Resources Lands Disclosure and the terms and conditions thereof:  
  
Recording Date: June 7, 2017  
Recording No.: 201706070037
2. City, county or local improvement district assessments, if any.
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."

4. 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.

