

When recorded return to:
Mark R. Houser
Northwest Territory LLC
1408 Redbud Hollow
Edmond, OK 73034

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240668
May 20 2024
Amount Paid \$6350.70
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620056051

Escrow No.: 620056051

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron C. Deboer, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part
of an IRS 1031 Tax Deferred Exchange
in hand paid, conveys and warrants to Northwest Territory LLC, an Oklahoma limited liability company

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

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

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

PTN. NE 1/4, SEC. 21-35-4E

Tax Parcel Number(s): P36994 / 350421-1-003-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 5/17/24

Aaron C. Deboer
Aaron C. Deboer

Mackenzi Steele
Mackenzi Steele, spouse of Aaron C. Deboer

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on 5-17-24 by Aaron C. Deboer and Mackenzi Steele.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2024

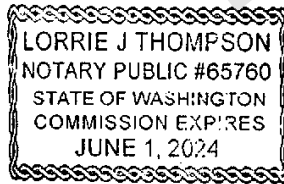


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36994 / 350421-1-003-0005

The Northwest quarter of the Northeast quarter of Section 21, Township 35 North, Range 4 East, W.M.;

EXCEPT the East 5 acres thereof;

AND EXCEPT that portion of the West half of the Northwest quarter of the Northeast quarter of Section 21, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said subdivision;
Thence South 89°49'42" East, along the North line of said subdivision, a distance of 384.37 feet;
Thence South 18°43'12" West a distance of 247.12 feet;
Thence South 88°31'49" West a distance of 305.09 feet to a point on the West line of said subdivision;
Thence North 00°00'50" West a distance of 243.03 feet, more or less, to the Point of Beginning;

AND EXCEPT road and ditch rights of way;

AND EXCEPT the East 66 feet thereof.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Dated: June 24, 1902
Recording Date: July 31, 1902
Recording No.: 40962

No determination has been made as to the current ownership or other matters affecting said reservations.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric service
Recording Date: October 18, 1926
Recording No.: 197964
Affects: as described in said instrument

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric service
Recording Date: October 18, 1926
Recording No.: 197966
Affects: as described in said instrument

4. Skagit County Lot of Record Certification and the terms and conditions thereof:

Recording Date: December 9, 2015
Recording No.: 201512090092

5. 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 Quit Claim Deed for Boundary Line Adjustment:

Recording No: 201612050102

6. 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,

EXHIBIT "B"**Exceptions
(continued)**

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: 201712290058

7. 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 Boundary Line Adjustment Quit Claim Deed :

Recording No: 202311060056

8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

9. 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."

10. Farm and Agricultural Taxation Agreement and the terms and conditions thereof:

Recording Date: November 29, 1972

EXHIBIT "B"
Exceptions
(continued)

Recording No.: 777429

Notice(s) of Continuance of Farm and Agricultural Land Classification,

Recording No.: 200303170151
Recording No.: 200304230020
Recording No.: 200304230021
Recording No.: 200407300109

Note: In this connection we note a partial Notice of Removal of Current Use Classification recorded November 6, 2023 under recording number 202311060030 .

11. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuance of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: July 22, 1975
Recording No.: 820935

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Contact the County Assessor for requirements for continuance of or withdrawal from the classification set forth above. Additional taxes, assessments, interest, and penalties may be owing, which must be paid prior to closing.

12. 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.
13. City, county or local improvement district assessments, if any.

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 April 01, 2024

between Northwest Territory LLC ("Buyer")
Buyer
and Aaron C DeBoer ("Seller")
Seller Mackenzi DeBoer ("Seller")
Seller
concerning 0-xxx Dahlstedt Road (Burlington WA 98233) (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.

Authentic
Mark Houser 04/03/2024
Buyer Date

Authentic
Aaron C DeBoer 04/04/2024
Seller Date

Buyer Date

Authentic
Mackenzi C DeBoer 04/04/2024
Seller Date