

**TICOR TITLE**

RES 70189070

When recorded return to:

Aaron Mathew Ronning  
18693 West Big Lake Boulevard  
Mount Vernon, WA 98274

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Audrey Dawn Shaikh, a married person as her separate property  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Aaron Mathew Ronning, an unmarried person

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.)

TRACT 79 FIRST ADD BIG LAKE WATERFRONT TRACTS SKAGIT CO WA

Tax/Map ID(s): APN/Parcel ID(s): 3863-000-079-0006 P62098

Tax Parcel Number(s): 3863-000-079-0006, P62098,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223720

Sep 08 2022

Amount Paid \$20429.40

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 30, 2022

  
Audrey Dawn Shaikh

State of Washington

County of King

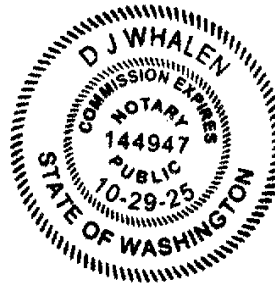
This record was acknowledged before me on 9-07-2022 by Audrey Dawn Shaikh.



(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 10-29-2025



**EXHIBIT "A"**  
Legal Description

TRACT 79, FIRST ADDITION BIG LAKE WATERFRONT TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY  
DEED RECORDED MARCH 2, 1955 UNDER AUDITOR'S FILE NO. 513942;  
ALSO EXCEPT THAT PORTION OF TRACT 79, FIRST ADDITION BIG LAKE WATERFRONT TRACTS,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS  
OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF THAT PORTION CONVEYED  
TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED MARCH 2, 1955 UNDER  
AUDITOR'S FILE NO. 513942  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
**Exceptions**

Easement, including the terms and conditions thereof, granted by instrument(s);

Recording No.: 513942  
In favor of: Skagit County  
For: Slopes for right of way

Protected Critical Area Site Plan, including the terms, covenants and provisions thereof;

Recording Date: July 8, 2003  
Recording No.: 200307080018

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.

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.