

When recorded return to:

Sunghi Kim
NYES Homes, LLC
2609 Sahalee Dr E
Sammamish, WA 98074

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236269

Apr 27 2023

Amount Paid \$17805.00
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

Escrow No.: 620053690

CHICAGO TITLE
620053690

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynette J. Pollard, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to NYES Homes, LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP
35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P36215 / 350411-4-003-0100, P36214 / 350411-4-003-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April ²⁴~~21~~, 2023

Lynette J. Pollard
Lynette J. Pollard

State of Washington

County of Skagit

This record was acknowledged before me on April 24 2023 by Lynette J. Pollard.

Janak Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2023

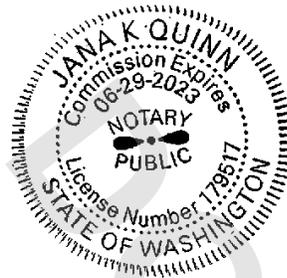


EXHIBIT "A"
Exceptions

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

Purpose:	Underground electric transmission and/ or distribution
Recording Date:	February 5, 1981
Recording No.:	8102050014
Affects:	Portion of said premises

2. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date:	December 5, 2017
Recording No.:	201712050066

3. 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.

4. City, county or local improvement district assessments, if any.

5. The Land has been classified as Forest Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation 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:	March 26, 1981
Recording No.:	8103260027

6. 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

EXHIBIT "A"**Exceptions
(continued)**

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."