

When recorded return to:
Adam L Airoidi
4259 Nordum Road
Everson, WA 98247

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243310
Dec 18 2024
Amount Paid \$2053.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

11900 NE 1st St., Suite 110
Bellevue, WA 98005

Chicago Title
620057623

Escrow No.: 0282132-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynnette Stanley, an unmarried person and Daniel Aaron DeGroff and Aimee Flora DeGroff, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Adam L Airoidi, an unmarried person

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

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 10,
TOWNSHIP 35 NORTH,
RANGE 8 EAST, W.M.,

EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED MAY 27, 1918, AND RECORDED JULY 18, 1918 UNDER AUDITOR'S FILE NO. 126669 IN VOLUME 110 OF DEEDS, PAGE 583, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P43694

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 12-08-24Lynnette Stanley
Lynnette StanleyState of WashingtonCounty of ThurstonThis record was acknowledged before me on 12-08-2024 by Lynnette Stanley.Paul K Davis
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 7-8-28

PAUL K DAVIS
Notary Public
State of Washington
Commission # 20109392
My Comm. Expires Jul 8, 2028

STATUTORY WARRANTY DEED
(continued)Dated: 12-08-24[Signature]

Daniel Aaron DeGross

[Signature]

Aimee Flora DeGross

State of WashingtonCounty of ThurstonThis record was acknowledged before me on 12-08-2024 by Daniel Aaron DeGross and Aimee Flora DeGross.[Signature]

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 7-8-28

PAUL K DAVIS
Notary Public
State of Washington
Commission # 20109392
My Comm. Expires Jul 8, 2028

EXHIBIT "A"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Protected Critical Area Site Plan, and the terms and conditions thereof:
Recording Date: June 8, 2022
Recording No.: 202206080044
2. Skagit County Planning & Development Services Lot of Record Certification, and the terms and conditions thereof:

Recording Date: March 17, 2023
Recording No.: 202303170008
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."