

**When recorded return to:**  
Scott Whitman  
Whitman Property Management, L.L.C., a  
Washington limited liability company

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20243453  
Dec 31 2024  
Amount Paid \$27017.50  
Skagit County Treasurer  
By Lena Thompson Deputy

CHICAGO TITLE NCS: 244173-NCS  
620057812

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **F. Richard Dion, as his separate estate, and the heirs and devisees of Margaret Ann Dion, deceased** for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to **Whitman Property Management, L.L.C., a Washington 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.)

Tract 1, PSP MV-1-92 9209180245 in NE 18-34-4E, W.M.

Tax Parcel Number(s): P26252, 8038-000-001-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

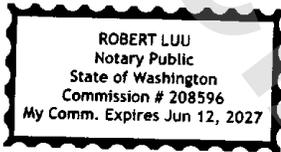
Dated: DECEMBER 31, 2024

F. Richard Dion  
F. Richard Dion

State of WA  
County of KING

This record was acknowledged before me on 12/27/24 by F. Richard Dion.

Robert Luu  
(Signature of notary public)  
Name: ROBERT LUU  
Notary Public in and for the State of WA  
My commission expires: 6-12-27



**EXHIBIT "A"**  
Legal Description

Tract 1 of that certain Binding Site Plan No. MV-1-92 approved September 16, 1992 and recorded September 18, 1992 under Auditor's File No. 9209180248 in Volume 10 of Short PLats, pages 120, 121 and 122 records of Skagit County, Washington being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M.

Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

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

1. Relinquishment of rights of access to State Highway and of light, view and air under terms of Deed to the State of Washington, including the terms, covenants and provisions thereof

Recording Date: July 26, 1954  
Recording No.: 504385

2. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered in Skagit County Court Cause No. 34348.

3. Notice, including the terms, covenants and provisions thereof

Recording Date: November 11, 1985  
Recording No.: 8512190029

4. 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 Binding Site Plan No. MV-1-92:

Recording No: 9209180248

5. Agreement, including the terms, covenants and provisions thereof

Recording Date: November 18, 1992  
Recording No.: 9211180089

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

Granted to: City of Mount Vernon  
Purpose: Street and utility  
Recording Date: July 15, 1993  
Recording No.: 9307150029

7. 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."