

When recorded return to:
Ryan Jaromin and Alyssa Jaromin
19548 Tellesbo Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251990
Jun 27 2025
Amount Paid \$12410.00
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

CHICAGO TITLE

620058514

Escrow No.: 620058514

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Dalton and Jennifer Dalton, 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 Ryan Jaromin and Alyssa Jaromin, a married couple

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 NW 1/4 SE 1/4 11-35-3

Tax Parcel Number(s): P112520 / 330311-4-006-0200

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

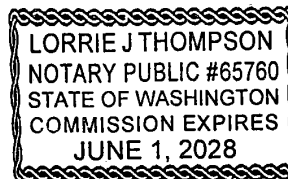
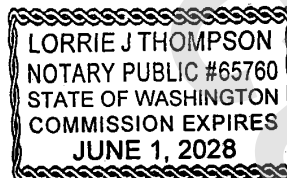
Dated: 6/25/2025Mark Dalton
Mark DaltonJennifer Dalton by Paige Watson
Jennifer Dalton by Paige Watson, her
attorney in factState of Washington
County of SKagitThis record was acknowledged before me on 6-25-2025 by Mark Dalton.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028State of Washington
County of SKagitThis record was acknowledged before me on 6-25-2025 by Paige Watson as Attorney in Fact of
Jennifer DaltonLorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P112520 / 330311-4-006-0200

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 33 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 11 (ALSO KNOWN AS THE SOUTH QUARTER CORNER OF SECTION 11);
THENCE SOUTH 89°17'03" EAST 554.18 FEET ALONG THE SOUTH LINE OF SAID SECTION 11;
THENCE NORTH 0°42'57" EAST 2,271.58 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 6°00'00" EAST 132.11 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 104°23'08", AN ARC DISTANCE OF 91.09 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 69°36'52" EAST TO DRY SLOUGH;
THENCE SOUTHERLY ALONG DRY SLOUGH TO A POINT THAT IS SOUTH 79°18'00" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 79°18'00" WEST TO THE TRUE POINT OF BEGINNING;

EXCEPT DIKE RIGHT OF WAY CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NOS. 3604 AND 3054;

AND EXCEPT DITCH RIGHTS OF WAY, IF ANY;

TOGETHER WITH AN ACCESS EASEMENT (30 FEET IN WIDTH) OVER, UNDER AND ACROSS AND THROUGH THE EXISTING AS-BUILT DRIVEWAY FROM DRY SLOUGH ROAD, FOR ROAD AND UTILITY PURPOSES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Lot of Record Certification and the terms and conditions thereof:
 Recording Date: June 11, 2007
 Recording No.: 200706110205

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 Purpose: Water Line and Facilities
 Recording Date: March 12, 2018
 Recording No.: 201803120175
 Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 Purpose: Right-of-Way
 Recording Date: April 13, 2018
 Recording No.: 201804130060
 Affects: Portion of said premises

4. Reciprocal Easement Agreement and the terms and conditions thereof:
 Recording Date: March 6, 2019
 Recording No.: 201903060081

 and Re-Recording Date: April 10, 2019
 and Re-Recording No.: 201904100034
 Reason: To add signature

5. 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.

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

EXHIBIT "B"Exceptions
(continued)

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."

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