

When recorded return to:
Koltan Palmer
Sounds Boring NW LLC
29402 Outlook Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252621
Aug 14 2025
Amount Paid \$18640.00
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.: 620059657

CHICAGO TITLE
620059657

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul L. Ronk and Peggy J. Ronk, 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 Sounds Boring NW LLC, 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.)

Lots 1 - 6 and 19 - 24, Blk. 11, Woolley, the Hub of the Skagit

Tax Parcel Number(s): P77531 / 4177-011-021-0001, P77532 / 4177-011-022-0000, P77533 / 4177-011-024-0008, P77523 / 4177-011-006-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 8-11-25

Paul L. Ronk

Paul L. Ronk

Peggy J. Ronk

Peggy J. Ronk

State of Washington

County of Skagit

This record was acknowledged before me on August 11, 2025 by Paul L. Ronk and Peggy J. Ronk.

Lorrie J. Thompson

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 6-1-2028

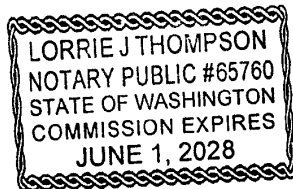


EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P77531 / 4177-011-021-0001, P77532 / 4177-011-022-0000, P77533 /
4177-011-024-0008 and P77523 / 4177-011-006-0000**

PARCEL A:

Lots 1 through 6, inclusive and Lots 22, 23 and 24, Block 11, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, Page 92, records of Skagit County, Washington.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

PARCEL B:

Lots 19, 20 and 21, Block 11, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, Page 92, records of Skagit County, Washington.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington

EXHIBIT "B"
Exceptions

1. 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."

2. Assessments, if any, levied by Sedro Woolley.
3. City, county or local improvement district assessments, if any.