

**When recorded return to:**

James A. Wiley and Shannon M. Wiley  
15892 Larson Lane  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20262408

Jul 29 2026

Amount Paid \$24158.00

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  
620062657

Escrow No.: 620062657

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Steven L Groshong and Michelle Groshong, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to James A. Wiley and Shannon M. Wiley, husband and wife

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.)

LT 2, SKAGIT COUNTY SHORT PLAT NO. PL05-0092, REC NO. 200511180018, PTN NE 1/4,  
SEC 25-34-4E, W.M.

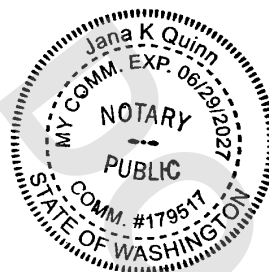
Tax Parcel Number(s): P123777 / 340424-4-006-1700

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: July 28, 2026Steven L. Groshong  
Steven L GroshongMichelle Groshong  
Michelle GroshongState of WashingtonCounty of SkagitThis record was acknowledged before me on July 28, 2026 by Steven L Groshong  
and Michelle Groshong.Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2027

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P123777 / 340424-4-006-1700**

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LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL05-0092, AS APPROVED NOVEMBER 15, 2005, AND RECORDED NOVEMBER 18, 2005, UNDER AUDITOR'S FILE NO. 200511180018, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST AND PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: February 4, 1980  
 Auditor's No(s).: 8002040045, records of Skagit County, Washington  
 In favor of: Owners of Tracts A - D SP#23-80; Owners of Tracts A - D SP#24-80; and  
 Owners of Tracts 1, 2, 3 and 4 of Survey recorded in Volume 4, pages 56 - 61, Puget Sound  
 Power and Light Co., Continental Telephone Company of the Northwest, Skagit County Public  
 Utility District No. 1, and Big Lake Sewer District No. 1  
 For: Ingress, egress, drainage and construction, operation and maintenance of  
 overhead and underground utilities, and for construction, operation and maintenance of a  
 sanitary sewer main and appurtenances, purposes necessary and related thereto
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: December 10, 1982  
 Auditor's No(s).: 8212100052, records of Skagit County, Washington  
 In favor of: Present and future owners of various parcels  
 For: Ingress, egress, drainage and utilities  
 Affects: Said premises
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: June 28, 1990  
 Auditor's No(s).: 9006280053, records of Skagit County, Washington  
 In favor of: Owners of Tracts 1, 5, 6, 7, 8 and 9 of that record of survey entitled "The  
 Uplands"
  
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,  
 dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY  
 SHORT PLAT NO. 99-0025:  
  
 Recording No: 199912160009
  
5. Agreement, including the terms and conditions thereof; entered into;  
 By: William Christopher Conyers and Lisa Dwyn Conyers, husband and wife

**EXHIBIT "B"**Exceptions  
(continued)

And Between: Skagit County  
 Recorded: December 16, 1999  
 Auditor's No.: 199912160010, records of Skagit County, Washington  
 Providing: Protected Critical Area  
 Affects: Tracts A, B and C of Skagit County Short Plat No. 99-0025

6. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: May 30, 1997  
 Auditor's No(s): 9705300052, records of Skagit County, Washington  
 Executed By: Lisa Dwyn Conyers

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. PL05-0092:

Recording No: 200511180018

8. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: August 7, 2003  
 Auditor's No(s): 200308070123, records of Skagit County, Washington  
 In favor of: Gary Lohman  
 For: Access and utility  
 Affects: Southerly portion of Lot 2

9. Agreement, including the terms and conditions thereof; entered into;  
 By: Advanced Septic Treatment System, Inc.  
 And Between: Skagit County Health Department  
 Recorded: February 28, 2006  
 Auditor's No.: 200602280033, records of Skagit County, Washington

**EXHIBIT "B"**Exceptions  
(continued)

Providing: Service and operation of the TRD Wastewater system

10. 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."
11. City, county or local improvement district assessments, if any.
12. Liability to future assessments, if any, levied by Annual maintenance fee for septic system to Advanced Septic Treatment Systems, Inc..
13. Dues, charges, and assessments, if any, levied by Uplands Road Maintenance Association.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 17, 2026  
between James A. Wiley Shannon M. Wiley ("Buyer")  
Buyer Buyer  
and Steven L Groshong Michelle Groshong ("Seller")  
Seller Seller  
concerning 15892 Larson Lane Mount Vernon WA 98273 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign  
James A. Wiley 06/17/2026  
Buyer Date  
Authentisign  
Shannon M. Wiley 06/17/2026  
Buyer Date

Authentisign  
Steven L Groshong 06/20/26  
Seller Date  
Authentisign  
Michelle Groshong 06/20/26  
Seller Date