

**When recorded return to:**

Hugh W. Derry  
Hugh W. Derry, Trustee of the Hugh W. Derry  
Living Trust dated June 29, 2020, and any  
amendments thereto  
4128 Tea Garden Drive  
Las Vegas, NV 89129

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223195

Aug 04 2022

Amount Paid \$9090.80

Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
**620052167**

Escrow No.: 245452276

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Erland Erik Lofquist, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Hugh W. Derry, Trustee of the Hugh W. Derry Living Trust dated June 29, 2020, and any amendments thereto

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. 1, SPL #92-020, REC NO. 9210020010; ptn NW 1/4 Sec 27-36-4

Tax Parcel Number(s): P50136 / 360427-2-010-0800,

Subject to:

1. Agricultural Variance and the terms and conditions thereof:  
Recording Date: November 16, 1982  
Recording No.: 8211160008
2. 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

**STATUTORY WARRANTY DEED**  
(continued)

law, as set forth on Short Plat NO. 92-020:  
Recording No: 9210020010

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

Granted to: Steeve Stafford and Kim Stafford, husband and wife  
Purpose: State grants and shall construct on its right of way  
Recording Date: August 6, 2007  
Recording No.: 200708060132

4. 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.

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

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 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."

STATUTORY WARRANTY DEED  
(continued)

Dated: July 26, 2022

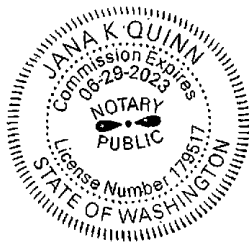
  
Erland Erik Lofquist

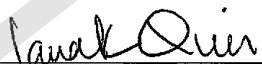
STATE OF WASHINGTON

COUNTY OF SKagit

On this day personally appeared before me Erland Erik Lofquist, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 03 day of August, 2022.



  
Printed Name: Jana K. Quinn  
Notary Public residing at Arlington  
My Commission Expires: 08/29/2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P50136**

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Lot 1, SKAGIT COUNTY SHORT PLAT NO. 92-020, recorded under Auditor's File No. 9210020010, in Volume 10 of Short Plats, page 125, records of Skagit County, Washington.

Situate in Skagit County, Washington.