

When recorded return to:
John Minor
RV Dreams, LLC
2919 Cedardale Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242698
Oct 25 2024
Amount Paid \$20420.00
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
620057459

Escrow No.: 620057459

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry W. Minor and Thea D. Minor, 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 RV Dreams, LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, 3 and 4, Short Plat No. 96-001, approved May 10, 1996, recorded May 17, 1996, in Volume 12 of Short Plats, pages 100 and 101, under Auditor's File No. 9605170034, records of Skagit County, Washington, and being a portion of the Northeast 1/4 of the Northwest 1/4, Section 32, Township 34 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P109065 / 340432-2-050-0200, P109066 / 340432-2-050-0300, P109067 / 340432-2-050-0400

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/23/24

Terry W. Minor
Terry W. Minor

Thea D. Minor
Thea D. Minor

State of Washington

County of SKagit

This record was acknowledged before me on October 23, 2024 by Terry W. Minor and Thea D. Minor

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

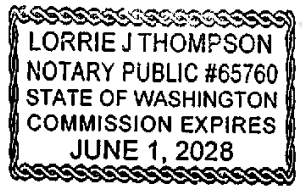


EXHIBIT "A"
Exceptions

1. CONDEMNATION OF ACCESS TO STATE HIGHWAY NO. I-5 AND OF LIGHT, VIEW AND AIR, including the terms, covenants and provisions thereof

Decree To: State of Washington
Entered: September 17, 1976
Skagit County Superior Court Cause No.: 32903

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 law, as set forth on Short Plat No. 96-001:

Recording No: 9605170034

3. SKAGIT COUNTY MONITORING AGREEMENT OPERATIONAL PERMIT, including the terms, covenants and provisions thereof

Recording Date: April 4, 1996
Recording No.: 9604040001

4. Variance VA 99 0698, including the terms, covenants and provisions thereof

Recording Date: January 22, 2000
Recording No.: 200002220117

5. 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

EXHIBIT "A"

Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

6. Assessments, if any, levied by Mount Vernon.
7. City, county or local improvement district assessments, if any.
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.