

When recorded return to:

Sound Holdings NW
PO Box 912
Sedro-Woolley, WA 98284

212266-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243421

Dec 27 2024

Amount Paid \$10630.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Old Mill Properties LLC, a Washington Limited Liability Company**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Sound Holdings NW LLC, a Washington Limited Liability Company**

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

For Full Legal See Attached "Exhibit A"

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

Trs 1 & 2, BLA AF #202410280068

Tax Parcel Number(s): 4150-056-006-0006/P75936 & 4150-055-020-0000/P75935

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 212266-LT.

Dated: December 23, 2024

(attached to Statutory Warranty Deed)

Old Mill Properties LLC, a Washington Limited Liability Company

By: [Signature]
Andrew Shamp, Member

By: [Signature]
Janna Shamp, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 26th day of December, 2024 by Andrew Shamp and Janna Shamp, Members of Old Mill Properties LLC.

[Signature]
(Signature of notary public)

Notary
(Title of office)

My commission expires: 03-17-26

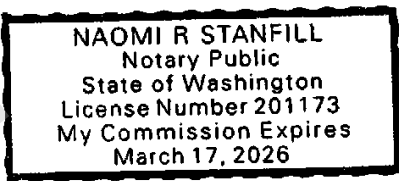


Exhibit A**PARCEL "A":**

That portion of Block 56 and a portion of vacated Railroad Avenue of the Plat of "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington, located in the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the intersection of the South right of way line, 40 feet South of centerline of Jameson Street and the vacated centerline of Metcalf Street in Block 55 of said "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON,"
thence North 88°37'12" West along said South right of way line a distance of 182.77 feet to an angle point in said right of way;
thence North 88°36'55" West along said South right of way line a distance of 357.23 feet to the point of beginning;
thence South 1°24'22" West parallel with the centerline of 3rd Street of said Plat, a distance of 289.11 feet to a point bearing North 88°37'12" West 823.15 feet from the monument at the intersection of 3rd Street and Fidalgo Street;
thence North 88°37'12" West a distance of 202.55 feet to a point on the Southeasterly right of way line of Burlington Northern Railroad;
thence North 11°06'37" East along said Southeasterly right of way line a distance of 293.39 feet to the South right of way line of Jameson Street;
thence South 88°32'33" East along said South right of way line a distance of 37.19 feet to an angle point of said right of way;
thence South 88°36'55" East along said South right of way line a distance of 115.90 feet to the point of beginning.

(Tract 1, BLA 2024-215 recorded October 28, 2024, under Skagit County Auditor's File No. 202410280068.)

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

PARCEL "B":

That portion of Block 56 and a portion of vacated 2nd Street and vacated Railroad Avenue of the Plat of "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington, located in the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the intersection of the South right of way line, 40 feet South of centerline of Jameson Street and the vacated centerline of Metcalf Street in Block 55 of said "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON,"
thence North 88°37'12" West along said South right of way line a distance of 182.77 feet to an angle point in said right of way;
thence North 88°36'55" West along said South right of way line a distance of 197.23 feet to the point of beginning.
thence South 1°24'22" West parallel with the centerline of 3rd Street of said Plat, a distance of 289.10

feet to a point bearing North 88°37'12" West, 663.15 feet from the monument at the intersection of 3rd Street and Fidalgo Street;
thence North 88°37'12" West a distance of 160.00 feet;
thence North 1°24'22" East a distance of 289.09 feet to the South right of way line of Jameson Street;
thence South 88°36'55" East along said South right of way line a distance of 160.00 feet to the point of beginning.

(Tract 2, BLA 2024-215 recorded October 28, 2024, under Skagit County Auditor's File No. 202410280068.)

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

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.