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09/16/2026 09:41 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:

Brandon Archer and Brittany Archer
9040 Thunderbird Ln
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263046

Sep 16 2026

Amount Paid \$11450.40

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
620063165

Escrow No.: 620063165

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph K. Scronce and Rhonda L. Scronce, 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 Brandon Archer and Brittany Archer, a married couple

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.)

Ptn. NE NE & Ptn. G.L. 1, 24-35-8E, W.M. and Ptn. G.L. 8, 13-35-8E, W.M

Tax Parcel Number(s): P44162 / 350824-0-001-0002, P44178 / 350824-0-016-0005, P43822 /
350813-0-016-0008, P43823 / 350813-0-017-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

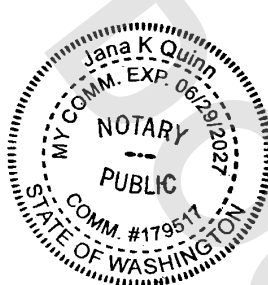
Dated: September 14, 2026Joseph K. Scronce
Joseph K. ScronceRhonda L. Scronce
Rhonda L. ScronceState of WashingtonCounty of SkaagitThis record was acknowledged before me on September 14, 2026 by Joseph K Scronce and Rhonda L Scronce.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P44162 / 350824-0-001-0002, P44178 / 350824-0-016-0005, P43822 / 350813-0-016-0008 and P43823 / 350813-0-017-0007

PARCEL "A":

That portion of Government Lot 8 of Section 13, Township 35 North, Range 8 East, W.M., lying Southwesterly of Great Northern Railway Company railroad right-of-way.

Situated in Skagit County, Washington.

PARCEL "B":

The North ½ of Government Lot 1 of Section 24, Township 35 North, Range 8 East, W.M.,

EXCEPT the South 300 feet thereof.

Situated in Skagit County, Washington.

PARCEL "C":

That portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 8 East, W.M., lying Southerly of the Great Northern Railway Company railroad right-of-way and lying Westerly of that certain fence referred to in deed dated April 27, 1956, and recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington, executed by Henry N. Sjoboen, et ux to Magnus Miller, et ux;

EXCEPT that portion thereof lying Southerly of that certain strip conveyed to Charlene R. La Fleur by deed dated March 26, 1973, and recorded March 26, 1973, under Auditor's File No. 782484, records of Skagit County, Washington, described as follows:

That certain strip of land upon which there is now located an existing driveway running from the county road, in an Easterly and Westerly direction, to the South 300 feet of the North ½ of Government Lot 1, not exceeding 20 feet in width and lying within a 20 foot wide strip of land in the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 8 East, W.M., lying Northerly of and adjacent to the following described line:

Beginning at a point on the West line of the county road, as the same existed on April 27, 1956, 162 feet Southerly of the intersection of said West line and the South line of the Great Northern Railway Company right-of-way, said point being the Southeast corner of that certain tract conveyed in deed to Magnus Miller, et ux, from Henry N. Sjoboen, et ux, dated April 27, 1956, recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington;

EXHIBIT "A"
Legal Description
(continued)

thence Westerly along said South line of said tract to an existing fence line referred to in said deed;
thence Westerly in a straight line to a point 20 feet South of the Northeast corner of the South 300 feet of the North ½ of Government Lot 1 of said Section, said point being the terminal point of said line.

Situated in Skagit County, Washington.

PARCEL "D":

That portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at a point of intersection of the West line of the county road as the same existed on May 14, 1937, and the South right-of-way line of the Great Northern Railway Company right-of-way;
thence 20 feet South along the West line of said county road extended, being the true point of beginning; thence Westerly and parallel with the South line of the Great Northern Railway Company right-of-way and 20 feet Southerly thereof a distance of 501 feet, more or less, to a fence line as referred to in deed dated April 27, 1956, and recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington, executed by Henry N. Sjoboen, et ux, to Magnus Miller, et ux;
thence Southerly along said existing fence line a distance of 261 feet;
thence in an Easterly direction to a point on the West right-of-way line of said above described county road extended Southerly to said point and a distance of 142 feet Southerly from the point of beginning;
thence Northerly along the West line of said county road extended to the true point of beginning,

EXCEPT from the above described Parcels "C" and "D" that certain strip conveyed to Charlene R. La Fleur by deed dated March 26, 1973, and recorded March 26, 1973, under Auditor's File No. 782484, records of Skagit County, Washington, described therein as follows:

That certain strip of land upon which is now located an existing driveway running from the county road, in an Easterly and Westerly direction, to the South 300 feet of the North ½ of Government Lot 1, not exceeding 20 feet in width, and lying within a 20 foot wide strip of land in the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 8 East, W.M., lying Northerly of and adjacent to the following described line:

Beginning at a point on the West line of the county road, as the same existed on April 27, 1956, 162 feet Southerly of the intersection of said West line and the South line of the Great Northern Railway Company right-of-way, said point being the Southeast corner of that certain tract conveyed in deed to Magnus Miller, et ux, from Henry N. Sjoboen, et ux, dated April 27, 1956, recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington;
thence Westerly along South line of said tract to an existing fence line referred to in said deed;
thence Westerly in a straight line to a point 20 feet South of the Northeast corner of the

EXHIBIT "A"Legal Description
(continued)

South 300 feet of the North ½ of Government Lot 1 of said Section, said point being the terminal point of said line.

Situated in Skagit County, Washington.

PARCEL "E":

That portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 8 East, W.M., lying Southerly of the Great Northern Railway Company railroad right-of-way, Westerly of the West line of the county road as the same existed on May 14, 1937, Easterly of that certain fence referred to in deed dated April 27, 1956, and recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington, executed by Henry N. Sjoboen, et ux, to Magnus Miller, et ux, and Northerly of a line 20 feet South of and parallel with the Southerly line of the Great Northern Railway Company right-of-way.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: May 11, 1934
 Recording No.: 252112
2. Notice of Moratorium on Non-Forestry use of Land, including the terms, covenants and provisions thereof
 Recording Date: January 5, 1998
 Recording No.: 9801050084
3. Title Notification, Special Flood Hazard Area, including the terms, covenants and provisions thereof
 Recording Date: March 10, 2010
 Recording No.: 201003100008
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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Heath Henderson and Leia Vilardi, Husband and Wife; Joseph K. Scronce and Rhonda L. Scrone, husband and wife
 Purpose: Reciprocal Easements agreement
 Recording Date: June 26, 2026
 Recording No.: 202606260011
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. 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

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

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."

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