

When recorded return to:  
Edward Scheenstra and Beth Scheenstra  
3421 West 4th Street  
Anacortes, WA 98221



**201905290145**

05/29/2019 03:47 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037792

**CHICAGO TITLE**

620037792

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ramses N. Leon and Ariel L. Leon, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Edward Scheenstra and Beth Scheenstra, 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.)

PTN OF LT. 9 & ALL OF LTS. 10 & 11, BLK. 908, NORTHERN PACIFIC ADDN TO ANACORTES,  
2/9 -

SKAGIT COUNTY

Tax Parcel Number(s): P58571 / 3809-908-011-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192034

**MAY 29 2019**

Amount Paid \$9065.20

Skagit Co. Treasurer

By *Mam* Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: May 28, 2019

Ramses N. Leon

RAMSES N. LEON by ARIEL LYDIA

by LEON, ATTORNEY IN FACT

Ramses N. Leon, by Ariel L. Leon, as attorney in fact

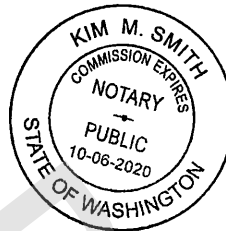


Ariel L. Leon

State of WA

of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Ariel L. Leon is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Ramses N. Leon and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-28-2019Kim M. SmithName: Kim M. SmithNotary Public in and for the State of WAResiding at: Mount VernonMy appointment expires: 10-6-2020

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P58571 / 3809-908-011-0008**

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THE WEST 5 FEET OF LOT 9, AND ALL OF LOTS 10 AND 11, BLOCK 908, NORTHERN PACIFIC ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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."

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Anacortes.