

**When recorded return to:**  
Austin Robbins  
321 Sherman Street  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-3631  
Aug 26 2019  
Amount Paid \$3743.00  
Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039565

**CHICAGO TITLE CO.**

6200 39565

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Stanley V. Richardson, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Austin Robbins, an unmarried person

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.)

Lot(s): 3 & PTN 4 Block: 4 FIRST ADD TO THE TOWN OF LA CONNER

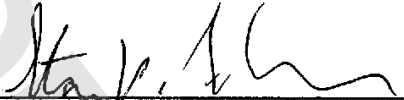
Tax Parcel Number(s): P74243/4125-004-004-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

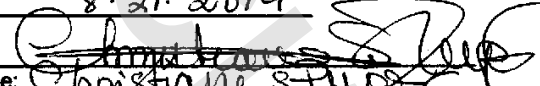
Dated: August 21, 2019

  
Stanley V. Richardson

State of WASHINGTON  
County of SKAGIT King

I certify that I know or have satisfactory evidence that Stanley V. Richardson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8.21.2019

  
Name: Christiane S Pieper  
Notary Public in and for the State of Washington  
Residing at: Lacoma  
My appointment expires: 03.02.2023

CHRISTIANE S PIEPER  
Notary Public  
State of Washington  
Commission # 125891  
My Comm. Expires Mar 2, 2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P74243/4125-004-004-0000**

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Lots 3 and 4, Block 4, "FIRST ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, page 4, records of Skagit County, Washington;

EXCEPT therefrom the following described parcel:

Beginning at the North corner of said Lot 4, thence Southeasterly parallel with the Southerly line of Block 4, a distance of 100.36 feet to the Easterly line of said Block 4;  
Thence Southwesterly along said Easterly line a distance of 6.99 feet;  
Thence North 57 degrees 40'14" West to a point on the Northwesterly line of said Lot 4, 4.81 feet Southwesterly of the point of beginning;  
Thence Northeasterly along the Northwesterly line of said Lot 4 to the point of beginning.

(Also known as Parcel 2 of Lot Line Adjustment Survey recorded under Auditor's File No. 200802120063).

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 First Addition to the Town of Laconner:

Recording No: Volume 1 of Page 4

2. Statutory Warranty Deed Boundary Line Adjustment Form: Town of La Conner and the terms and conditions thereof:

Recording Date: February 12, 2008  
Recording No.: 200802120062

3. Lot Line Adjustment Survey

Recording Date: February 12, 2008  
Recording No.: 200802120063

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

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

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."