

**When recorded return to:**  
Ellen Justine Lemon and Charles M. Haughey  
2917 SE Amkeny St  
Portland, OR 97214

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-3985  
Sep 13 2019  
Amount Paid \$8816.00  
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.: 620039307

**CHICAGO TITLE**  
620039307

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Zoanne M. Hyland and Linda N. Donato, 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 Ellen Justine Lemon and Charles M. Haughey, a married  
couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lots 1, 2 and the North Half of Lot 3, Block 5, HENSLER'S SECOND ADDITION TO  
ANACORTES, according to the plat thereof, recorded in Volume 3 of Plats, page 55, records of  
Skagit County, Washington.

Situated in Skagit County, Washington.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P57449 / 3795-005-003-0009

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 27, 2019

Zoanne M. Hyland  
Zoanne M. Hyland  
Linda N. Donato  
Linda N. Donato

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Zoanne Hyland and Linda Donato are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 09.12.2019  
Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03.01.2020

ALYSIA HUDSON  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 03-01-2020

**EXHIBIT "A"**  
**Exceptions**

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
  - Recording Date: September 30, 2015
  - Recording No.: 201509300008
  - Matters shown: Possible encroachment of a concrete driveway along the Southerly boarder of said premises
  
2. Encroachments both onto the subject land and onto neighboring land disclosed in purchase and sale agreement dated January 1, 2016, by and between Steven H. Olsen and Leigh A. Olsen (seller) and Zoanne M. Hyland and Linda N. Donato (buyer) composed of:
  - Garage
  - Fence
  - Driveway
  
3. Encroachment Agreement, and the terms, conditions and provisions thereof:
  - Recording Date: January 12, 2016
  - Recording No.: 201601120001

Said instrument replaces Recording No. 201601070066.
  
4. 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."
  
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

**EXHIBIT "A"**  
Exceptions  
(continued)

6. Assessments, if any, levied by City of Anacortes.
7. City, county or local improvement district assessments, if any.