

When recorded return to:

Lamar J. Jones
8173 Emmanuel Lane
Concrete, WA 98237

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2019-4554

Oct 18 2019

Amount Paid \$5478.50
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039504

CHICAGO TITLE

020039504

STATUTORY WARRANTY DEED

THE GRANTOR(S) Billi J. Townsend, who acquired title as Billi J. Gryphon, who also appears of record as Billi J. Gryphon-Keller, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Lamar J. Jones, an unmarried person and Marisa Otis, an unmarried person

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

Parcel A:

Lot 3 of Skagit County Short Plat No. PL02-0718, as approved August 9, 2004, and recorded August 27, 2004, under Auditor's File No. 200408270144, records of Skagit County, Washington; being a portion of the Northwest ¼ of the Northeast ¼ of Section 15, Township 35 North, Range 7 East, W.M.

Parcel B:

TOGETHER WITH AND SUBJECT TO a non-exclusive private road easement delineated on the face of said short plat as "Emmanuel Lane".

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P42704 / 350715-1-003-0000

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: September 19, 2019

Bill J. Townsend
Bill J. Townsend
no

State of ~~WASHINGTON~~ ^{KA} INDIANA
County of ~~SKAGIT~~ JENNINGS

I certify that I know or have satisfactory evidence that Bill J. Townsend is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-20-19

Kerri L. Eckstein
Name: Kerri L. Eckstein
Notary Public in and for the State of IN
Residing at: Dearborn Co.
My appointment expires: 10-25-24

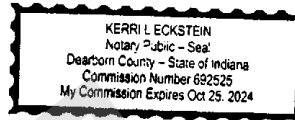


EXHIBIT "A"
Exceptions

1. Declaration of Easement Plus Terms and Conditions for Maintenance including the terms, covenants and provisions thereof

Recording Date: June 11, 1996
Recording No.: 9606110056
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Kitsap Land Corporation, a Washington corporation; and John W. Smith and Joyce E. Smith, husband and wife, and their heirs, assigns and successors
Purpose: Drainage and utilities
Recording Date: August 30, 1996
Recording No.: 9608300041
3. Order on Shoreline Permit and Special Use Permit, including the terms, covenants and provisions thereof

Recording Date: December 8, 2003
Recording No.: 200312080132
4. 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 SKAGIT COUNTY SHORT PLAT NO. 96-015:

Recording No: 9606110053
5. 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 SKAGIT COUNTY SHORT PLAT NO. PL02-0718
:

Recording No: 200408270144
6. Protected Critical Area Easement including the terms, covenants and provisions thereof

Recording Date: August 27, 2004

EXHIBIT "A"

**Exceptions
(continued)**

Recording No.: 200408270145

7. Non Exclusive Maintenance Declaration for Emmanuel Lane including the terms, covenants and provisions thereof

Recording Date: August 27, 2004
Recording No.: 200408270146

8. Lot Certification including the terms, covenants and provisions thereof

Recording Date: March 24, 2006
Recording No.: 200603240068

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. The Land has been classified as Farm and Agriculture and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: May 9, 1994
Recording No.: 800545

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Continuation under Recording No.: 200606120001

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