

When recorded return to:  
Mary Francis Faria  
12940 Sunset Lane  
Anacortes, WA 98221



**201910250104**

10/25/2019 03:38 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040030

**CHICAGO TITLE**

620040030

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Lucinda M. Folsom and Martin E. Folsom, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Albert Richard Aschleris, Jr, an unmarried man, and Mary Francis Faria, an unmarried woman

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 6, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 11

Tax Parcel Number(s): P68440 / 3982-000-006-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019-4691  
OCT 25 2019

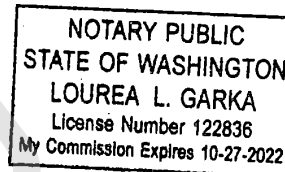
Amount Paid \$ 15,295.10  
Skagit Co. Treasurer  
By *mam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 2, 2019

Lucinda M. Folsom  
Lucinda M. FolsomMartin E. Folsom  
Martin E. FolsomState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Lucinda M. Folsom and Martin E. Folsom 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: October 4, 2019  
Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Orlinton  
My appointment expires: 10/27/2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P68440 / 3982-000-006-0000**

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LOT 6, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 11, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED 1/23RD INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT OF LAND;

THE NORTH 26 FEET OF LOT 1, AS MEASURED ON THE WEST SIDE THEREOF, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 11, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Covenants, conditions and restrictions 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 in the document

Recording Date: November 3, 1969  
Recording No: 732552

and re-recorded

Recording Date: November 18, 1969  
Recording No.: 733115

2. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Del Mar Community Service, Inc.  
Recording Date: November 18, 1969  
Recording No.: 733115

3. 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 Plat of Rancho San Juan Del Mar Subdivision No. 11, recorded in Volume 9 of Plats, Pages 84 and 85:

Recording No: 732553

4. Terms, Conditions, and Restrictions of that instrument entitled Skagit County Planning and Permit Center Findings of Fact:

Recorded: August 9, 2001  
Auditor's No.: 200108090006

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

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

the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200707130105

Possible encroachment of a board fence onto the Southerly portion of said premises by approximately 2.7 feet as delineated on the face of said survey.

6. 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 Survey:

Recording No: 201306270057

7. A Notice

Entitled: Notice of Formation of Sunset Lane Association  
For:  
Executed by:  
Recording Date: September 2, 2008  
Recording No: 200809020125

Reference is hereby made to said document for full particulars.

8. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Burrows Bay.
9. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
10. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

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

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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.