

When recorded return to:

Christopher Adair Orr and Robin Rugeley Orr
13762 Rosario Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5377

Dec 13 2019

Amount Paid \$10329.00
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.: 620040796

CHICAGO TITLE

U20040796

STATUTORY WARRANTY DEED

THE GRANTOR(S) James F. Richards and Gillian A. Richards, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Christopher Adair Orr and Robin Rugeley Orr, a married couple

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 TRACT A, PLAT OF RANCHO SAN JUAN DEL MAR, SUB. 8


Tax Parcel Number(s): P68401 / 3979-000-095-0304


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 9, 2019

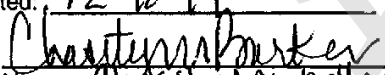


James F. Richards


Gillian A. Richards

amb
State of ~~WASHINGTON~~ OR
County of ~~SKAGIT~~ Deschutes
amb

I certify that I know or have satisfactory evidence that James F. Richards and Gillian A. Richards 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: 12-10-19


Name: Chasity Michelle Barker
Notary Public in and for the State of OR
Residing at: Bend OR
My appointment expires: 1-26-21



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68401 / 3979-000-095-0304

THAT PORTION OF TRACT A, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION 8, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 34 AND 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT A;

THENCE NORTH 32° 30' EAST ALONG THE WEST LINE OF THE COUNTY ROAD KNOWN AS LATERAL HIGHWAY #4 A DISTANCE OF 265.83 FEET;

THENCE SOUTH 63° 52' WEST A DISTANCE OF 300.76 FEET TO THE SOUTHERLY LINE OF SAID TRACT A;

THENCE SOUTH 54° 12' EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 156.81 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 Rancho San Juan Del Mar, Subdivision No. 8, recorded in Volume 8 of Plats, Pages 34 and 35:

Recording No: 625298

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
 Purpose: Underground distribution and electric lines and appurtenances thereto

Recording Date: November 15, 1967
 Recording No.: 706957

Recording Date: November 15, 1967
 Recording No.: 706958

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Del Mar Community Service, Inc.
 Purpose: Water line or lines
 Recording Date: September 24, 1976
 Recording No.: 843220
 Affects: The Southeasterly 6 feet of said premises

4. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: June 21, 1967
 Recording No.: 700969

5. Contract, including the terms and conditions thereof, entered into

By: O.B. McCorklee and Esther M. McCorkle, husband and wife
 And: Del Mar Community Service, Inc., a Washington corporation

EXHIBIT "B"

Exceptions
(continued)

Dated: July 19, 1962
Recording Date: January 9, 1963
Recording No.: 630694
Providing: Among other matters for the development of the water system and other facilities, and issuance of certificates of membership

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: January 9, 1963
Recording No.: 630694

7. Agreement, including the terms and conditions thereof, entered into;

By: Christopher Lofgren
And: Rancho San Juan Del Mar
Recorded: April 20, 1998
Recording No.: 9804200031
Providing: Public Water System Wellhead Protection Area

8. Agreement, including the terms and conditions thereof, entered into;

By: Christopher Lofgren
And: Skagit County Planning & Permit Center
Recorded: June 15, 1998
Recording No.: 9806150168
Providing: Property designated rural resource lands

9. 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

EXHIBIT "B"

Exceptions
(continued)

NR Lands."

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