



202002240089

02/24/2020 03:16 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Chad T. Orrock and Courtney E.P. Orrock
2028 L Avenue
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041261

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020625
FEB 24 2020

Amount Paid \$ 7655.00
By Skagit Co. Treasurer
Deputy

CHICAGO TITLE
620041261

STATUTORY WARRANTY DEED

THE GRANTOR(S) Julianne Marie Heck, a married person as her separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Chad T. Orrock and Courtney E.P. Orrock, 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.)

Lot(s): 13, 14 and Ptn. 15, Block: 4, HENSLER'S 2nd addition

Tax Parcel Number(s): P57437 / 3795-004-015-0008

to Anacortes

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 20, 2020

Julianne Marie Heck
Julianne Marie Heck

State of WA
County of SKagit

I certify that I know or have satisfactory evidence that

Julianne Marie Heck
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 2-20-2020

Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-2021

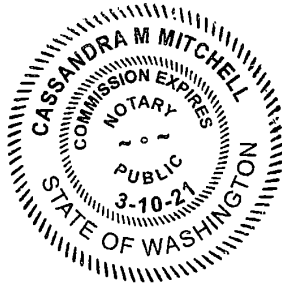


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P57437 / 3795-004-015-0008

LOTS 13, 14 AND 15, BLOCK 4, HENSLERS SECOND ADDITION TO ANACORTES, AS PER PLAT
RECORDED IN VOLUME 3 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY,

EXCEPT THE SOUTH 15 FEET OF SAID LOT 15.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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."
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by the City of Anacortes.
4. City, county or local improvement district assessments, if any.