

**When recorded return to:**

Jeremy Harrison-Smith and Johana Argentina  
Torres Flores  
P.O. Box 337  
Clearlake, WA 98235

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2980

Aug 06 2020

Amount Paid \$6165.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043033

CHICAGO TITLE  
620043033

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Julie Stratton, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jeremy Harrison-Smith and Johana Argentina Torres Flores,  
husband and wife

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): 3 and 20 Block: 14 CLEAR LAKE

Tax Parcel Number(s): P74855 / 4138-014-003-0005, P74861 / 4138-014-020-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 29, 2020

*Julie Stratton*  
Julie Stratton

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Julie Stratton 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: 8-3-2020

*Jennifer Brazil*  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P74855 / 4138-014-003-0005 and P74861 / 4138-014-020-0004**

Lots 3 and 20, Block 14, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per Plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Alternative Sewage Systems Installations including the terms, covenants and provisions thereof

Recording Date: June 6, 1995  
Recording No.: 9506060050

2. 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 the Plat of Clear Lake:

Recording No: 139859

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. 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."