

**When recorded return to:**

Gregory Hatch  
813 7th Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3920

Sep 29 2020

Amount Paid \$7589.00  
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.: 620043998

**CHICAGO TITLE**  
620043998

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) SERGE LETORGEON, TRUSTEE OF THE SERGE LETORGEON TRUST, dated  
May 20, 2008

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Gregory Hatch, an unmarried person

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

Lot 1 of Letorgeon Boundary Line Adjustment 2011-0002 recorded July 7, 2011, under recording  
number 201107070032. Records in Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P56875 / 3776-025-007-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 19, 2020

SERGE LETORGEON, TRUSTEE OF THE SERGE LETORGEON TRUST, dated May 20, 2008

BY: Sylvia Letorgeon  
Sylvia LetorgeonBY: Serge Letorgeon  
Serge LetorgeonState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Sylvia J. Letorgeon  
and Serge Letorgeon  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Trustee of Serge Letorgeon Trust to be the free and voluntary act of such party  
for the uses and purposes mentioned in the instrument.

Dated: Sept 24, 2020

Martin E. Lehr  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-23

**EXHIBIT "A"****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 Bowman's Central Ship Harbor Front Plat of Anacortes:

Recording No: Volume 2, Page 33

2. Reservation contained in deed:

Recording Date: January 29, 2010

Recording No.: 201001290076

Regarding: Skagit County Right to Farm Ordinance

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 Letorgeon Boundary Line Adjustment:

Recording No: 201107070032

4. Declaration of Easements for Ingress, Egress and Utilities and the terms and conditions thereof:

Recording Date: July 7, 2011

Recording No.: 201107070033

and Re-Recording Date: October 26, 2011

and Re-Recording No.: 201110260003

Reason: To correct legal description

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

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 05, 2020

between Gregory Hatch ("Buyer")  
Buyer Buyer  
and Serge Letorgeon Trust ("Seller")  
Seller Seller  
concerning 813 7th Street Anacortes WA 98221 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated  
Gregory Hatch 08/05/2020  
Date  
08/05/2020 12:33:40 PM PDT

Buyer Date

Serge Letorgeon Trust 8-5-2020  
Seller Date

Serge Letorgeon Trust 8-5-2020  
Seller Date