

When recorded return to:
Donna Joudrey and Jim Joudrey
6010 284TH WAY NE
CARNATION, WA 98014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4781
Nov 12 2020
Amount Paid \$24559.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044655

CHICAGO TITLE
620044655

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rodney D Johnson, Trustee of The Johnson Family Trust, dated November 25, 2003

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Donna Joudrey and Jim Joudrey, a married couple

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

Lot 23, PLAT OF MARINE HEIGHTS, according to the plat thereof, recorded in Volume 16 of Plats, pages 173 through 175, records of Skagit County, Washington;

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P111761/4695-000-023-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 6, 2020

The Johnson Family Trust, dated November 25, 2003

BY: *Robert Johnson* TRUSTEEState of WashingtonCounty of SkaagitI certify that I know or have satisfactory evidence that Retney D. Johnson

☒ I am the person(§) 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 the Johnson Family Trust dated November 25, 2003 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 11, 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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
 Purpose: Underground electric system, together with necessary appurtenances
 Recording Date: June 14, 1977
 Recording No.: 858311

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 MARINE HEIGHTS:

Recording No: 9707220058

3. 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: September 13, 1999
 Recording No.: 199909130145

This document amends and supercedes restrictions recorded July 30, 1997 under Recording No. 9707300089.
 Amendment to said restrictions were recorded August 5, 1997 under Recording No. 9708050055.

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 9, 2002
 Recording No.: 200210090113

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 3, 2003
 Recording No.: 200312030076

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"**Exceptions
(continued)**

Recording Date: April 18, 2005
Recording No.: 200504180011

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 8, 2005
Recording No.: 200507080161

4. 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: Marine Heights Association
Recording Date: September 13, 1999
Recording No.: 199909130145

5. License To Use Land

Recording Date: March 21, 2001
Recording No.: 200103210073

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Liability to future assessments, if any, levied by the City of Anacortes.
9. Dues, charges, and assessments, if any, levied by Marine Heights Association.

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 9.6.2020
between Joudrey ("Buyer")
Buyer Buyer
and Rodney D Johnson Trustee ("Seller")
Seller Seller
concerning 4212 Marine Heights Way 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.

AuthenticSIGN  09/06/2020
Donna Joudrey
Buyer 9/6/2020 2:42:11 PM PDT Date
AuthenticSIGN  09/06/2020
Jim Joudrey
Buyer 9/6/2020 2:43:38 PM PDT Date

AuthenticSIGN  08/04/2020
Rodney D Johnson
Seller 8/4/2020 7:30:01 PM PDT Date
Seller Date