

When recorded return to:

Lynn W. LeRoy and B. Joan LeRoy
1713 25th H Court
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045296

CHICAGO TITLE
620045296

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jamie Anne Black and Lawrence Black, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Lynn W. LeRoy and B. Joan LeRoy, 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): 4, Anacortes Short Plat No. ANA-92-003 SW SE 24.35-1

Tax Parcel Number(s): P103541 / 350124-0-058-0500

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5105

Nov 30 2020

Amount Paid \$8138.50
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 21, 2020


Jamie Anne Black
Lawrence BlackState of CA
County of Orange

I certify that I know or have satisfactory evidence that


Jamie Anne Black and Lawrence Black
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: 11/27/2020
Name: Ann Marie Nugent
Notary Public in and for the State of CA
Residing at: Newport Beach, CA
My appointment expires: 3/5/22

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103541 / 350124-0-058-0500

LOT 4, CITY OF ANACORTES SHORT PLAT NO. ANA 92-003, AS APPROVED FEBRUARY 12, 1993, AND RECORDED FEBRUARY 12, 1993, IN VOLUME 10 OF SHORT PLATS, PAGES 174 AND 175, UNDER AUDITOR'S FILE NO. 9302120125, AND BY AFFIDAVIT OF CORRECTION RECORDED JANUARY 25, 1994, UNDER AUDITOR'S FILE NO. 9401250104, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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

Granted to: Lynden H. Reside and Shirley R. Reside, husband and wife
 Purpose: Right to hook onto any sewer line developed on herein described short plat.
 Recording Date: December 19, 1979
 Recording No.: 7912190014, records of Skagit County, Washington
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 City of Anacortes Short Plat No. ANA 92-003:

Recording No: 9302120125

Easement delineated on the face of said Short Plat:

For: Utilities
 Affects: The North 7 feet

Easement delineated on the face of said Short Plat:

For: Sanitary Sewer
 Affects: The East 10 feet

Note contained on the face of said Short Plat as follows:

The construction and maintenance of private roads and/or common driveways are the responsibility of the lot owners and shall be in direct relationship to the usage of the roads.

Affidavit of Correction recorded January 25, 1994 under Auditor's No. 9401250104.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Lynden H. Reside and Shirley R. Reside, husband and wife
 Purpose: Sewer Line, road right-of-way ingress, egress and utilities
 Recording Date: February 12, 1993
 Recording No.: 9302120125
 Affects: Exact location undisclosed of record
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

EXHIBIT "B"**Exceptions
(continued)**

document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric Transmission and/or Distribution Lines
Recording Date: November 3, 1992
Recording No.: 9211030061, records of Skagit County, Washington

5. 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: February 12, 1993
Recording No.: 9302120127

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

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 October 28, 2020
between Lynn William Leroy Beverly Joan Leroy ("Buyer")
Buyer Buyer
and Jamie Anne Black Lawrence Black ("Seller")
Seller Seller
concerning 1713 25th H Court 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.

Authenticate
Lynn William Leroy 10/28/2020
Buyer 10/28/2020 3:33:32 PM PDT Date

Authenticate
Beverly Joan Leroy 10/28/2020
Buyer 10/28/2020 3:39:48 PM PDT Date

Authenticate
Lawrence Black 10/29/2020
Seller 10/29/2020 5:34:31 PM PDT Date

Authenticate
Jamie Black 10/29/2020
Seller 10/29/2020 5:37:51 PM PDT Date