

POOR ORIGINAL

202012230173

12/23/2020 04:18 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor, WA

When recorded return to:

Brady W. Turnage and Melissa L. Turnage
13588 Clayton Lane
Anacortes, WA 98221

STATUTORY WARRANTY DEED GNW 20-8807

THE GRANTOR(S) Clayton Lane, LLC, a Washington Limited Liability Company, PO Box 507, Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Brady W. Turnage and Melissa L. Turnage, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
SECTION 7, TOWNSHIP 34 NORTH, RANGE 2 EAST - Ptn. Gov. Lot 4 (aka LOT 1 SP 92-042)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P99030

Dated: 12/23/2020

Clayton Lane, LLC, a Washington Limited Liability Company

By: Krysta M. Verbarendse
Krysta M. Verbarendse, Member/Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5514

Dec 23 2020

Amount Paid \$4485.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB.10-05

Order No.: 20-8807-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Krysta M. Verbarendse is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member/Manager of Clayton Lane, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 23 day of December, 2020

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



Statutory Warranty Deed
LPB 10-05

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 13584 Clayton Lane, Anacortes, WA 98221
Tax Parcel Number(s): P99030

Property Description:

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 92-042, APPROVED JUNE 21, 1994, RECORDED JUNE 22, 1994 IN VOLUME 11 OF SHORT FLATS AT PAGE 86, RECORDED UNDER AUDITORS FILE NUMBER 9406220073, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING IN A PORTION OF THE WEST 540 FEET OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.,

EXCEPT THAT PORTION OF SAID LOT 1 DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1 THENCE NORTH 0° 19' 19" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 126.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 15° 36' 31" EAST 66.88 FEET; THENCE NORTH 13° 17' 31" WEST 74.91 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH 0° 19' 19" WEST 137.32 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B

20-8807-KH

1. Regulatory notice/agreement regarding Variance to allow the construction of a Short Plat access road below the required minimum standards that may include covenants, conditions and restrictions affecting the subject property dated October 5, 1993, recorded October 5, 1993 as Auditor's File No. 9310050093.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

2. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed instrument for the purpose of Ingress, Egress and Utilities, in favor of Robert Ketterson and Annette Ketterson, recorded June 7, 1993 as Auditor's File No. 9306070018.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 92-042 recorded June 22, 1994 as Auditor's File No. 9406220073.

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Robert C. Ketterson and Annette Ketterson, dated July 21, 1994, recorded July 21, 1994 as Auditor's File No. 9407210023.

Said instrument was modified by instrument recorded September 22, 1994, under Auditor's File No. 9409220073.

5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on June 28, 1994 and recorded July 27, 1994, as Auditor's File No. 9407270082.

6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named BLA Survey for Clayton Lane, LLC recorded May 2, 2011 as Auditor's File No. 201105020065.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8807-KH

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