

When recorded return to:
Leona Ellis
P.O. Box 637
Fox Island, WA 98333

CHICAGO TITLE
620 045655

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason M Handy, an unmarried person, as his separate estate and Tricia L Handy, an unmarried person, as her separate estate

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

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): 2, Short Card No. PL14-0489, ptn. SE, 11-35-5E, W.M.

Tax Parcel Number(s): P134511 / 350511-4-003-1018

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-13

Jan 04 2021

Amount Paid \$2805.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 29, 2020

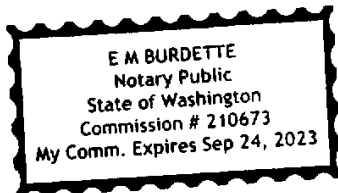
Jason M Handy
Jason M Handy

Tricia L Handy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Jason M. Handy
_____ 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: 12.30.2020



E M Burdette
Name: E.M. Burdette
Notary Public in and for the State of Washington
Residing at: Burlington WA
My appointment expires: 9.24.2023

STATUTORY WARRANTY DEED
(continued)

Dated: December 29, 2020

Jason M Handy

[Signature]

Tricia L Handy

State of Montana
County of Silverbow

I certify that I know or have satisfactory evidence that
Tricia L Handy
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: 12/3/2020

[Signature]
Name: Ellen S Higgins
Notary Public in and for the State of Montana
Residing at: Anaconda
My appointment expires: 9-4-2022

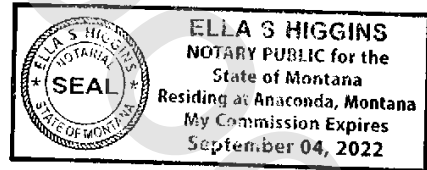


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134511 / 350511-4-003-1018

LOT 2 OF SHORT CARD NO. PL-14-0489 ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 201812190005, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, ALSO KNOWN AS TRACT 42 OF SURVEY RECORDED UNDER RECORDING NO. 8910230031, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Executed by: Skagit County
Recording Date: February 24, 1953
Recording No.: 359932

2. 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: Electric transmission and/or distribution lines over and/or under the right of way
Recording Date: November 18, 1986
Recording No.: 8611180008
Recording No.: 8611180010

3. 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: Electric transmission and/or distribution line
Recording Date: January 28, 1988
Recording No.: 8801280037

4. Reservations and recitals contained in the Deed as set forth below:

Executed by: Noretap, a General Partnership
Recording Date: October 11, 1988
Recording No.: 8810110042

Said Deed was re-recorded April 16, 1991 under recording number 9104160086 .

5. Easement Agreement and the terms and conditions thereof:

Recording Date: February 21, 1989
Recording No.: 8902210090

Said document was modified under recording number 8910230016, recording number 8910300086, and recording number 200204160016 .

6. 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: Electric transmission and/or distribution lines over and/or under right of

EXHIBIT "B"
Exceptions
(continued)

way
Recording Date: June 9, 1989
Recording No.: 8906090006

7. 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 Survey:

Recording No: 8910230031

8. Covenants, conditions, restrictions and easements 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: November 2, 1989
Recording No.: 8911020073

Said instrument was re-recorded on November 13, 1989 under recording number 8911130023

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

Granted to: Noretap, a General Partnership, its successors, agents, licensees and assignees
Purpose: Waterline
Recording Date: June 14, 1990
Recording No.: 9006140064
Affects: Portion of said premises

10. Title Notification regarding Development Activities on or adjacent to Designated Natural Resource Lands, and the terms and conditions thereof:

Recording Date: May 12, 2010
Recording No.: 201005120068

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

EXHIBIT "B"

**Exceptions
(continued)**

Granted to: Noretap, a Washington General Partnership consisting of Peter J. Poeschel and Ronald G. Schultz, both individually and as partners of Noretap
Purpose: Access and utility easement for new road alignment
Recording Date: August 9, 2010
Recording No.: 201008090057

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

Granted to: Skagit County, a political subdivision of the State of Washington
Purpose: Protected Critical Area Easement (PCA)
Recording Date: September 5, 2018
Recording No.: 201809050028

13. 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 Short Card No. PL14-0489:

Recording No: 2018121990005

14. Lot Certification and the terms and conditions thereof:

Recording Date: December 19, 2018
Recording No.: 201812190006

15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Noretap Maintenance Corporation.
17. Assessments, if any, levied by Bacus Hill Water Corporation.

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 November 27, 2020

between Leona Ellis ("Buyer")

and Jason M Handy ("Seller")

concerning 0 My Way Sedro Woolley WA 98284 (the "Property")

Buyer Seller 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.

Leona J Ellis 11-27-20 AuthenticSign 11/27/2020 4:33:55 PM PST
Buyer Date Seller Date
Jason M Handy
Tricia L Handy 11/27/2020 AuthenticSign 11/27/2020 4:34:50 PM PST
Buyer Date Seller Date