

When recorded return to:

William Matthew Critchley and Aleta Critchley  
17313 Bennett Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-378

Jan 27 2021

Amount Paid \$6581.00

Skagit County Treasurer  
By Chelsea Stalcup Deputy

## STATUTORY WARRANTY DEED

GNW 20-8879

THE GRANTOR(S) Nicole Leger, also shown of record as Nicole D. Leger, ~~a married woman~~ as her separate estate, 5464 Cedar Ridge Place, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to William Matthew Critchley and Aleta Critchley, a married couple

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

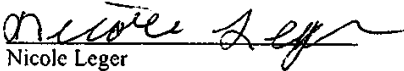
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
PTN Government Lot 4, Section 12-34N-3E, W.M.

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): P21565

Dated: 1-27-21

  
Nicole Leger

STATE OF WASHINGTON  
COUNTY OF SKAGIT

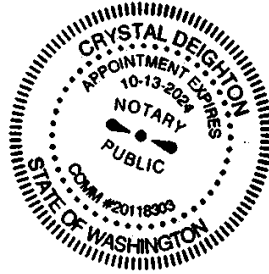
I certify that I know or have satisfactory evidence that Nicole Leger is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27 day of January, 2021

Crystal Deighton  
Signature

Escrow Assistant  
Title

My appointment expires: 10-13-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 17313 Bennett Road, Mount Vernon, WA 98273

Tax Parcel Number(s): P21565

**Property Description:**

Beginning at the Northeast corner of Government Lot 4 in Section 12, Township 34 North, Range 3 East, W.M.; thence South 89°19'32" West along the North line of said Government Lot 4, a distance of 65.40 feet to the Northwesterly margin of a 40 foot County road; thence south 42°39'02" West along said Northwesterly line of County road, a distance of 27.80 feet to the true point of beginning; thence continuing South 42°39'02" West along said County road margin a distance of 130.57 feet to the intersection of a chain link fence bearing North 69°01'57" West along said fence a distance of 85.24 feet to a 2-inch diameter steel fence post; thence South 23°13'03" West a distance of 12.70 feet to a 2-inch steel fence post; thence North 70°38'30" West a distance of 88.43 feet to a fence corner post having fences running Northerly, Southerly, and Easterly; thence North 18°23'55" East along a wire fence a distance of 53.11 feet to the intersection with a wire fence bearing Easterly and Westerly; thence South 89°24'08" East along said wire fence, a distance of 239.75 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**

20-8878-KH

1. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."
2. "Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County recording office, including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents vesting Title or creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely."

This Exception will be deleted if the County Offices are open on the day of Closing.

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 Boundary Line Adjustment Survey recorded April 10, 1995 as Auditor's File No. 9504100050.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

4. 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 Boundary Line Adjustment Survey recorded December 30, 1994 as Auditor's File No. 9412300158.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

5. Lot certification, including the terms and conditions thereof, recorded August 23, 1996 as Auditor's File No. 9608230040. Reference to the record being made for full particulars. The company makes no determination as to its affects.

6. Title notification that the subject property is adjacent to property designated Natural Resource Lands by Skagit county executed by Nicole Leger, as her separate estate dated September 1, 2004, recorded September 1, 2004 as Auditor's File No. 200409010163. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

7. Title notification that the subject property is adjacent to property designated Special Flood Hazard Area lands by Skagit county executed by Nicole Leger, as her separate estate dated September 1, 2004, recorded September 1, 2004 as Auditor's File No. 200409010162. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

8. Title notification that the subject property is adjacent to property designated Natural Resource Land by Skagit county executed by Nicole Leger, as her separate estate dated September 1, 2004, recorded September 1, 2004 as Auditor's File No. 200409010161. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

Statutory Warranty Deed  
LPB 10-05

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Statutory Warranty Deed  
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