

When recorded return to:
Richard Douvier and Lisa Douvier
52843 Rebel Way
Rockport, WA 98283

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048153

CHICAGO TITLE
620048153

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lori L. Love, a single person and Lori L Love, Personal Representative of the Estate of Lawrence F Love, deceased

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

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.)

Ptn. G.L. 1, SE, 26-35-9E, W.M., (AKA Tract X, Recording No. 200709260074)

Tax Parcel Number(s): P100131 / 350926-0-042-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3167

Jul 12 2021

Amount Paid \$2405.00
Skagit County Treasurer
By Flora Cruz Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 8, 2021

Lori L. Love
Lori L. Love

Lori L Love, Personal Representative of the Estate of Lawrence F Love, deceased

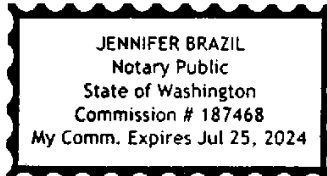
BY: Lori L. Love
Lori L Love
Personal Representative

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Lori L. Love
is/are the person(s) 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 Personal Representative of The Estate of Lawrence F Love to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 9, 2021



Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

STATUTORY WARRANTY DEED

(continued)

State of WashingtonCounty Skagit of Skagit

I certify that I know or have satisfactory evidence that

Wg Lori Lynn Love Lori L. Love
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: July 9, 2021

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100131 / 350926-0-042-0100

THAT PORTION OF THE BELOW DESCRIBED PARCELS "A" AND "B" (SAID PORTION BEING KNOWN AS "TRACT X" OF THAT QUIT CLAIM DEED RECORDED SEPTEMBER 26, 2007, UNDER SKAGIT COUNTY AUDITORS FILE NO. 2007092600740) MORE FULLY DESCRIBED AS FOLLOWS;

TRACT "X":

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID TRACT "A";

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "A", 170 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF THAT CERTAIN TRACT CONVEYED TO THE STATE OF WASHINGTON AS PARCEL "C" ON DEED RECORDED AS AUDITOR'S FILE NO. 498236;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID STATE OF WASHINGTON TRACT, A DISTANCE OF 15 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL WITH AND 15 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID PARCEL "A";

THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 95 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL WITH AND 75 FEET NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID PARCEL "A";

THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE AND ITS NORTHEASTERLY EXTENSION TO THE NORTHERLY LINE OF PARCEL "B";

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF SAID PARCEL "B";

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL "B" TO THE SOUTHEAST CORNER OF PARCEL "B";

THENCE WESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "B" TO THE NORTHEASTERLY CORNER OF SAID PARCEL "A";

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A" TO THE POINT OF BEGINNING.

(PARCELS "A" AND "B", AS SHOWN AT EXHIBIT "A" OF SAID QUIT CLAIM DEED # 200709260014)

PARCEL "A"

THAT PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 31°08' EAST 225 FEET AND SOUTH 58°52' EAST 30 FEET FROM THE NORTHEAST CORNER OF LOT 1, BLOCK 7, "ROCKPORT", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON;"

THENCE FROM SAID POINT OF BEGINNING RUN SOUTH 58°52' EAST 200 FEET;

THENCE NORTH 31°08' EAST 209 FEET;

THENCE NORTH 58°52' WEST 200 FEET;

EXHIBIT "A"

Legal Description
(continued)

THENCE SOUTH 31°08' WEST 209 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES BY DEED DATED JANUARY 5, 1954, AND RECORDED FEBRUARY 16, 1954, UNDER AUDITOR'S HE NO. 498236.

PARCEL "B"

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT WHICH IS LOCATED SOUTH OF STATE HIGHWAY 20;
THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST, WM., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 31°8' EAST 434 FEET AND SOUTH 58°52' EAST 30 FEET FROM THE NORTHEAST CORNER OF LOT 1, BLOCK 7, "PLAT OF ROCKPORT", SAID POINT BEING THE NORTHWEST CORNER OF A TRACT CONVEYED NOVEMBER 12, 1946, TO LOUIS LAFLEUR BY DEED RECORDED UNDER AUDITOR'S FILE NO 398038;

THENCE NORTH 11°40' EAST 260 FEET;
THENCE SOUTH 58°52' EAST 250 FEET;
THENCE SOUTH 11°49' WEST 260 FEET;
THENCE NORTH 58°52' WEST 250 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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: 9611120100

2. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: September 26, 2007
Recording No.: 200709260074

3. Skagit County Planning & Development Service and the terms and conditions thereof:

Recording Date: September 24, 2009
Recording No.: 200909240062

4. Critical area site plan and the terms and conditions thereof:

Recording Date: December 19, 2012
Recording No.: 201212190078

5. Title Notification and the terms and conditions thereof:

Recording Date: March 4, 2014
Recording No.: 201403040009

6. Title Notification and the terms and conditions thereof:

Recording Date: March 4, 2014
Recording No.: 201403040010

7. 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

EXHIBIT "B"

Exceptions (continued)

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."

8. City, county or local improvement district assessments, if any.