



**202108020080**

08/02/2021 11:32 AM Pages: 1 of 8 Fees: \$210.50  
Skagit County Auditor

**When recorded return to:**  
Kevin Caron  
21474 Rolling Ridge Drive  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047869

**CHICAGO TITLE**  
**620047869**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) David L. Lawrence and Tracy A. Lawrence, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kevin Caron, an unmarried person, as his separate estate

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 A, Short Plat No. PL-06-1046 and Lot C, Short Plat 14-339 in NW, 27-35-4E, W.M.

Tax Parcel Number(s): P125363 / 4927-000-001-0000, P132576 / 4927-000-003-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


Affidavit No. 2021-3549

Aug 02 2021

Amount Paid \$10853.00  
Skagit County Treasurer  
By Josie L Bear Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: July 28, 2021

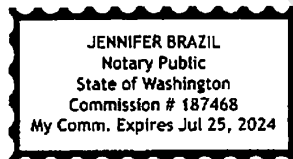
  
David L. Lawrence

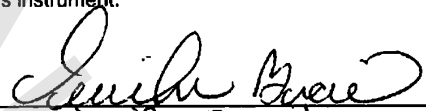
  
Tracy A. Lawrence

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
David L. Lawrence and Tracy A. Lawrence  
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 30, 2021



  
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): P125363 / 4927-000-001-0000 and P132576 / 4927-000-003-0000**

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**Parcel A:**

LOT A, SKAGIT COUNTY LONG CARD NO. PL-06-1046, APPROVED MAY 8, 2007 AND RECORDED MAY 22, 2007, UNDER AUDITOR'S FILE NO. 200705220073, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Parcel B:**

Lot C, Short Card No. PL-14-0339, approved November 26, 2014, recorded November 26, 2014, under Auditor's File No. 201411260087; being a portion of Lot 'B', Long Card No. PL-06-1046, approved May 8, 2007, recorded May 22, 2007, under Auditor's File No. 200705220073 and as amended by that Survey Map recorded December 24, 2007, under Auditor's File No. 200712240160, records of Skagit County, Washington, being a portion of the Southeast ¼ of the Northwest ¼, Section 27, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

## EXHIBIT "B"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 14, 1963  
Auditor's No(s).: 643177, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 26, 1992  
Auditor's No(s).: 9210260016, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: November 19, 1992  
Auditor's No(s).: 9211190049, records of Skagit County, Washington  
In favor of: M. Kelly Schols and Heather L. Schols  
For: Ingress, egress and access  
Affects: The Southerly 20 feet of the Easterly 165 feet of said premises
4. 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 Skagit County Short Plat No. 95-029:  
  
Recording No: 9512290029
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 21, 2003  
Auditor's No(s).: 200301210019, records of Skagit County, Washington  
In favor of: Vern C. Mast and Colleen M. Mast  
For: Utilities
6. 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 Skagit County Short Plat No. 06-343:

## EXHIBIT "B"

### Exceptions (continued)

Recording No: 200612120130

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 12, 2006  
Auditor's No(s): 200612120132, records of Skagit County, Washington  
In favor of: Skagit County  
For: Protected Critical Area
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Skagit County Long Card No. PL-06-1046:

Recording No: 200705220073

Correction for page 2 of said survey recorded under Recording No. 200712240160, records of Skagit County, Washington.

9. Plat Lot of Record Certification  
Recording Date: May 22, 2007  
Recording No.: 200705220074
10. Title Notification - Special Flood Hazard Area and the terms and conditions thereof  
Recording Date: March 19, 2008  
Recording No.: 200803190088
11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

#### Affects Parcel B

12. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 14, 1963  
Auditor's No(s): 643177, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

## EXHIBIT "B"

### Exceptions (continued)

13. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 26, 1992  
Auditor's No(s): 9210260016, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
14. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: November 19, 1992  
Auditor's No(s): 9211190049, records of Skagit County, Washington  
In favor of: M. Kelly Schols and Heather L. Schols  
For: Ingress, egress and access  
Affects: The Southerly 20 feet of the Easterly 165 feet of said premises
15. Variance No. FPT 90 005, including the terms, covenants and provisions thereof  
Recording Date: November 4, 1992  
Recording No.: 9211040032
16. Drainage Easement and notes as contained on the face of Short Plat No. 95-029 and other matters described and delineated therein, recorded December 29, 1995, under Recording No. 9512290029.
17. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof  
Recording Date: January 10, 2001  
Recording No.: 200101100168
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Vern C. Mast and Colleen M. Mast, husband and wife  
Purpose: Utilities  
Recording Date: January 21, 2003  
Recording No.: 200301210019
19. Lot Certification, including the terms, covenants and provisions thereof  
Recording Date: October 16, 2006  
Recording No.: 200610160190  
Recording Date: December 12, 2006  
Recording No.: 200612120131

## EXHIBIT "B"

### Exceptions (continued)

20. 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 Plat PL-06-0343:
- Recording No: 200612120130
21. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, including the terms, covenants and provisions thereof
- Recording Date: December 12, 2006  
Recording No.: 200612120132
22. 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 Long Card No. PL-06-1046:
- Recording No: 200705220073
- Modification: 200712240160
23. Title Notification, including the terms, covenants and provisions thereof
- Recording Date: March 19, 2008  
Recording No.: 200803190090
24. 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: 201411260087
25. Lot Certification, including the terms, covenants and provisions thereof
- Recording Date: November 26, 2014

## EXHIBIT "B"

### Exceptions (continued)

Recording No.: 201411260088

26. 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."

27. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
28. City, county or local improvement district assessments, if any.