

POOR ORIGINAL

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10/19/2021 01:59 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor, WA

When recorded return to:  
Richard Y. Hertzberg and Deborah R Loveitt  
4844 G Loop Road  
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049295

CHICAGO TITLE CO.  
*620049295*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard M. Lyons, Trustee of the Credit Trust under the Lyons Living Trust, Dated October 24, 1995, as amended

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Richard Y. Hertzberg and Deborah R Loveitt, 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.)

Lot(s): A, Short Plat No. 75-72 in NW, 27-35-1E, W.M.

Tax Parcel Number(s): P47155 / 360226-0-042-0105

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4800

Oct 19 2021

Amount Paid \$51805.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 18, 2021

Credit Trust under the Lyons Living Trust, Dated October 24, 1995, as amended

BY: Richard M. Lyons, Trustee  
Richard M. Lyons  
Trustee

State of New Mexico  
County of Santa Fe

I certify that I know or have satisfactory evidence that Richard M. Lyons, Trustee

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 Trustee of Credit Trust under the Lyons Living Trust, Dated October 24, 1995, as amended to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 18, 2021

Name: Pamela Anne Lujan y Vigil  
Notary Public in and for the State of New Mexico  
Residing at: Santa Fe  
My appointment expires: 2/19/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P47155 / 360226-0-042-0105**

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**PARCEL A:**

That portion of the West Half of Government Lot 4, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Section 26 a distance of 715.8 feet North of the Southwest corner thereof;  
thence South 89°44'30" East parallel with the South line of said Section 26 a distance of 40.0 feet to the true point of beginning;  
thence South 89°44'30" East a distance of 95.0 feet;  
thence North parallel with the West line of Section 26 a distance of 370.0 feet, more or less, to the Government meander line;  
thence North 85°00'00" West along the Government meander line to a point a distance of 40.0 feet East of the West line of Section 26;  
thence South a distance of 378.0 feet, more or less, to the true point of beginning.  
Together with Second Class Tide Lands lying in front of said tract.

(Being also known as Tract A of Skagit County Short Plat #75-72 approved on November 20, 1972.)

Situated in Skagit County, Washington.

**PARCEL B:**

An easement for ingress and egress over a strip of land in Government Lot 4, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Section 26 a distance of 695.8 feet North of the Southwest corner thereof;  
thence South 89°44'30" East parallel with the South line of Section 26 a distance of 40.0 feet to the true point of beginning;  
thence South 89°44'30" East a distance of 629.6 feet to the East line of the West Half of Government Lot 4;  
thence North 00°12'40" East a distance of 20.0 feet;  
thence North 89°44'30" West a distance of 629.67 feet to a point due North of the true point of beginning;  
thence South a distance of 20.0 feet to the true point of beginning.  
Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system  
Recording Date: April 16, 1931  
Recording No.: 242593  
Affects: Portion of said premises
  
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry  

Grantor: State of Washington  
Recording No.: 9148  
Recording No.: 125618
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;  

Reserved by: George Loop  
Purpose: to construct and maintain water pipe together with rights of ingress and egress thereon.  
Recording Date: September 12, 1955  
Recording No.: 523925
  
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 Short Plat 75-72:
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to: Puget Sound Energy, Inc.  
Purpose: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system  
Recording Date: April 29, 2003  
Recording No.: 200304290139  
Affects: portion of said premises

**EXHIBIT "B"****Exceptions  
(continued)**

6. 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.
7. Protected Critical Area Site Plan, including Terms, Provisions and Conditions therein  
 Recording Date: July 31, 2003  
 Recording No.: 200307310088
8. Protected Critical Area Site Plan, including Terms, Provisions and Conditions therein  
 Recording Date: February 28, 2003  
 Recording No.: 200302280196
9. Record of Survey  
 Recording Date: August 23, 2002  
 Recording No.: 200208230024
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Puget Sound Energy, Inc.  
 Purpose: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system  
 Recording Date: November 21, 1999  
 Recording No.: 199911020142  
 Affects: Portion of said premises
11. 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

**EXHIBIT "B"****Exceptions  
(continued)**

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."

12. Assessments, if any, levied by Samish Farms Water Association.
13. City, county or local improvement district assessments, if any.