

When recorded return to:
Sarah K Leavitt
920 Wicker Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4717 South 19th Street, Suite 101
Tacoma, WA 98405

Chicago Title Company
620050325

Escrow No.: 0228754-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jon R Barton, an unmarried man and Michele M. Desmond, an unmarried person
each as their 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 Sarah K Leavitt, 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.)

PTN GOVT 19-35-5E

Tax Parcel Number(s): P39472 / **350519-0-036-0001**

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-592

Feb 17 2022

Amount Paid \$5761.80

Skagit County Treasurer

By Lena Thompson Deputy

Dated: December 28, 2021

Jon R Barton

Michele M. Desmond

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

Dated: 02/11/2022

Name: LB Yuen
 Primary Public in and for the State of Washington
 Residing at: Seattle,
 Appointment expires: 11/09/2023

Notarial act performed by audio-visual communication

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

Dated: 02/11/2022

Name: LB Yuen
Notary Public in and for the State of Washington
Residing at: Seattle,
My appointment expires: 11/09/2023

Notarial act performed by audio-visual communication

EXHIBIT "A"
Legal Description

THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 5
EAST,
W.M., DESCRIBED AS FOLLOWS:
BEGINNING ON THE NORTH LINE OF THE COUNTY ROAD ALONG THE SOUTH SIDE OF SAID
LOT
2 A DISTANCE OF 240 FEET EAST OF THE EAST LINE OF THE COUNTY ROAD ALONG THE
WEST
LINE OF SAID LOT 2;
THENCE NORTH A DISTANCE OF 140 FEET;
THENCE WEST A DISTANCE OF 105 FEET;
THENCE SOUTH A DISTANCE OF 140 FEET;
THENCE EAST A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 202108160111
2. 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."
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Sedro Woolley.