

When recorded return to:

Irene Elizabeth Frank and David Leetz, a married
couple
2402 42nd Place
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620050837

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050837

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Solorzano and Becky Solorzano, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Irene Elizabeth Frank and David Leetz, 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 3, PLAT OF FOREST HILLS PUD

Tax Parcel Number(s): P114068 \ 4727-000-003-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221564

Apr 15 2022

Amount Paid \$13345.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 8, 2022

[Signature]

Robert Solorzano

Becky Solorzano

Becky Solorzano

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robert Solorzano
& Becky Solorzano is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 13, 2022



[Signature]
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114068 \ 4727-000-003-0000

PARCEL A:

LOT 3, "PLAT OF FOREST HILLS PUD," AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 42 AND 43, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF LOT 4 OF SAID PLAT OF FOREST HILLS PUD MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID PLAT OF FOREST HILLS PUD; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 2 A DISTANCE OF 108.80 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE EASTERLY A DISTANCE OF 30 FEET TO THE NORTHWESTERLY CORNER OF LOT 3 OF SAID PLAT OF FOREST HILLS PUD; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT 3 A DISTANCE OF 108.80 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 4 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, 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 "PLAT OF FOREST HILLS PUD":

Recording No: 9901200127

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 29, 1999
Recording No.: 9901290249

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Forest Hills Owners Association
Recording Date: January 29, 1999
Recording No.: 9901290249

4. Agreement and the Terms and Conditions thereof:

Recording Date: October 10, 1988 and January 10, 1992
Recording No.: 8810100046
Recording No.: 9201100074
Regarding: Water hook-up and extension

5. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Recording Date: May 17, 2000
Recording No.: 200005170069

Reference is hereby made to said document for full particulars.

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

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

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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Anacortes.
9. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 14, 2022
between David Leetz Irene Frank ("Buyer")
Buyer Buyer
and Robert Solorzano Becky Solorzano ("Seller")
Seller Seller
concerning 2402 42nd Place Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticat
David Leetz 03/14/22
Buyer Date
Authenticat
Irene Frank 03/14/22
Buyer Date

Authenticat
Robert Solorzano 02/16/2022
Seller Date
Authenticat
Becky Solorzano 02/16/2022
Seller Date