

When recorded return to:

Brent Almond
750 Maple Avenue
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223328

Aug 12 2022

Amount Paid \$6541.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051902

CHICAGO TITLE
620051902

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elaine Lovelace, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brent Almond, a married 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.)

LT. C, BLA, REC NO. 200506270127, BEING PTN LTS 2,3,4 AND 18, BLK 10 SYNDICATE
ADDN TO THE TOWN OF LACONNER

Tax Parcel Number(s): P123061 / 4128-010-004-0300

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: August 3, 2022

Elaine Lovelace

Elaine Lovelace

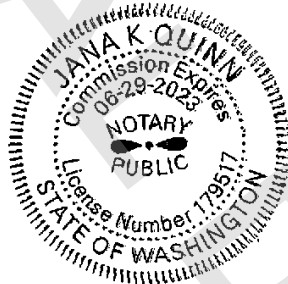
State of WashingtonCounty of SkagitThis record was acknowledged before me on 08/10/2022 by Elaine Lovelace.Janak Quinn
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123061 / 4128-010-004-0300

LOT C OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED JUNE 27, 2005, UNDER AUDITOR'S FILE NO. 200506270127, AND BEING A PORTION OF LOTS 2, 3, 4 AND 18, BLOCK 10, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT CO., WASH," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS TRACT "X" AS NOTED UPON SAID SURVEY.

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 the Map of Syndicate Addition to the Town of La Conner:

Recording No: Volume 2, Page 109

2. 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 Boundary Line Adjustment:

Recording No: 200506270127

3. Quit Claim Deed for Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: June 28, 2005

Recording No.: 200506280007

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Madeleine Rozen Cook

Purpose: Non-exclusive easement for an underground drainage pipe system

Recording Date: November 9, 2005

Recording No.: 200511090095

Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress, egress and utilities

Recording Date: February 6, 2007

Recording No.: 200702060087

Affects: Portion of said premises

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "B"Exceptions
(continued)

"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. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of La Conner.