

When recorded return to:

Scott B. Henrie and Michele Weller Henrie

3841 Biz Point Rd  
Aracortes, WA 98221

GNW 22-17114

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Joanne G. Weller, Trustee of Weller Living Trust dated March 4, 1995

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Scott B. Henrie and Michele Weller Henrie, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

**FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.**

Abbreviated legal description:

Lot 9, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 6

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P68372/ 3977-000-009-0004

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224430

Oct 31 2022

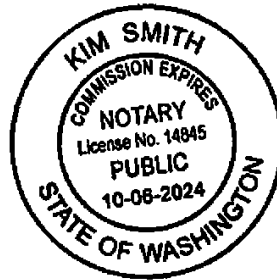
Amount Paid \$14947.00

Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-17114-KS

Page 1 of 5

Dated: OCT 31 2022

Weller Living Trust dated March 4, 1995

By: Joanne G. Weller  
Joanne G. Weller, TrusteeSTATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Joanne G. Weller signed this instrument, on oath stated that she is authorized to execute this instrument and acknowledged it as the Trustee of the Weller Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Kim Smith  
SignatureNotary  
TitleMy commission expires: 10-6-2024

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 3841 Biz Point Road, Anacortes, WA 98221  
Tax Parcel Number(s): P68372/3977-000-009-0004

**Property Description:**

Lot 9, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 6", according to the plat recorded in Volume 7 of Plats, page 28, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-17114-KS

Page 3 of 5

**EXHIBIT B**

22-17114-KS

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Rancho San Juan Del Mar recorded January 3, 1955 as Auditor's File No. 511312.

11. Restrictions set forth in various documents of record which may be notice of a General Plan are as follows, no building or structure shall be constructed any nearer than 110 feet from the outer boundary line of the lot, to-wit: The boundary line nearest the waters of Puget Sound. The dwelling on this lot shall have not less than 900 square feet of living space, exclusive of open porches, patios and garages, and shall be limited to one main residence dwelling. This clause shall not be construed to prevent construction of detached garages or other detached accessory buildings. No restrictions apply to existing evergreens that presently exceed a height of ten feet or over. Existing evergreens, ten feet or less in height, shall be kept topped or trimmed to a maximum of ten

Statutory Warranty Deed  
LPB 10-05

feet or less. Planted horticultural growth shall be kept topped or trimmed to a maximum of ten feet or less. Planted horticultural growth used in lieu of fences shall not exceed six feet in height. Also, any fences shall not exceed this height. All structures placed on this lot shall be restricted to a maximum height of 18 feet above grade. That portion below grade, such as basements and daylight basements, are excluded when computing the overall height of the structure. No animals, livestock or poultry of any kind shall be raised or kept on this lot, except that cats, dogs or household pets may be kept, providing they are not kept or maintained for commercial purposes.