

When recorded return to:
Eric Erling Johnson
11950 Marine Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235841

Mar 17 2023

Amount Paid \$6405.00
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.: 620053653

CHICAGO TITLE
620053653

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carl W. L'Heureux, who also appears of record as Carl W. L'Heureux, , an unmarried person, as his 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 Eric Erling Johnson, 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 OF TRACT E, "RANCHO SAN JUAN DEL MAR, SUBDIV NO. 1"

Tax Parcel Number(s): P68241 / 3972-000-099-0406

Subject to:

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

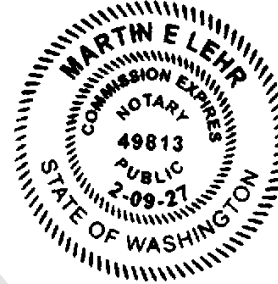
STATUTORY WARRANTY DEED
(continued)Dated: 3-14-2023Carl W. Lheureux
Carl W. LheureuxState of Washington
County of SnohomishThis record was acknowledged before me on 3-14-23 by Carl W. Lheureux.Martin E. Lehr
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 2-9-27

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68241 / 3972-000-099-0406

A PORTION OF TRACT E, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT E;
THENCE SOUTH 18°46' EAST ALONG THE WESTERLY LINE OF THE COUNTY ROAD, A
DISTANCE OF 220.83 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 18°46' EAST A DISTANCE OF 106.14 FEET;
THENCE SOUTH 88°27' WEST A DISTANCE OF 201.12 FEET TO THE EASTERLY LINE OF A 60
FOOT COUNTY ROAD;
THENCE NORTH 11°55'30" WEST ALONG SAID ROAD A DISTANCE OF 105.44 FEET;
THENCE NORTH 88°27' EAST A DISTANCE OF 188.76 FEET TO THE TRUE POINT OF
BEGINNING.

TOGETHER WITH THAT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER,
UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF TRACT "E", "PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 1",
AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT "E";
THENCE SOUTH 18°46' EAST, ALONG THE WESTERLY LINE OF THE COUNTY ROAD, A
DISTANCE OF 326.97 FEET AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°27' WEST A DISTANCE OF 10 FEET;
THENCE SOUTH 18°46' EAST A DISTANCE OF 75 FEET;
THENCE NORTH 88°27' EAST A DISTANCE OF 10 FEET TO THE EAST LINE OF THE COUNTY
ROAD;
THENCE NORTH 18°46' WEST, ALONG THE WESTERLY LINE OF THE COUNTY ROAD, A
DISTANCE OF 75.00 FEET TO THE TRUE 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 the Plat of Rancho San Juan Del Mar, Subdivision No. 1:

Recording No: 385571

2. Covenants, conditions and restrictions 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 9, 1963
Recording No.: 630694

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

Granted to: Del Mar Community Service, Inc., a Washington corporation
Purpose: For the installation, maintenance and repair of water lines
Recording Date: January 9, 1963
Recording No.: 630691
Affects: Easterly 20 feet

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

Granted to: Puget Sound Power and Light Company, a Washington corporation
Purpose: Right of way
Recording Date: May 4, 1981
Recording No.: 8105040062

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

Granted to: Terrance J Burke and Theresa A Burke, husband and wife, their heirs, successors and assigns
Purpose: Easement for view purposes
Recording Date: September 14, 1999
Recording No.: 199909140072

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

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Stanley H Durst and Yvonne B Durst, husband and wife, their heirs,
successors and assigns
Purpose: Ingress and egress
Recording Date: March 21, 2001
Recording No.: 200103210006
7. 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: 200009250064
8. Latecomers Agreement, and the terms and conditions thereof:
- Recording Date: June 5, 2008
Recording No.: 200806050007
9. Water Line Franchise Agreement, and the terms and conditions thereof:
- Recording Date: August 6, 2020
Recording No.: 202008060087
10. Question of access due to physical location of access driveway being outside of boundaries of appurtenant easement granted
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. 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 2-16-23
between Eric Earling Johnson ("Buyer")
and Carl W Lheureux ("Seller")
concerning 11950 Marine Dr 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.

Authenticated:
Eric Johnson 02/17/23
Buyer Date

Carl Lheureux 2/17/23
Seller Date

Buyer Date

Seller Date