03/30/2023 10:31 AM Pages: 1 of 5 Fees: \$207.50

Skagit County Auditor, WA

When recorded return to: Jared R. Starr, Jr. 813 7th Street Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20235956 Mar 30 2023 Amount Paid \$7845.00 Skagit County Treasurer By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620053511

CHICAGO TITLE _ しえひり 535 i i

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory Hatch, 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 Jared R. Starr, Jr., 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.)

LT 1, LETORGEON BLA 2011-0002 PTN SW 18-35-02

Tax Parcel Number(s): P56875 / 3776-025-007-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3-27-2023

State of Nashing Ton County of Skaalt

This record was acknowledged before me on 13 01 2023 by Gregory Hatch.

(Signature of notary public)

Notary Public in and for the State of MASN IN TON

My commission expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON

License Number 183699 My Commission Expires 03-01-2024

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P56875 / 3776-025-007-0006

LOT 1 OF LETORGEON BOUNDARY LINE ADJUSTMENT 2011-0002 RECORDED JULY 7, 2011, UNDER RECORDING NUMBER 201107070032; BEING A PORTION OF LOT 6, BLOCK 25, BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Bowman's Central Ship Harbor Front Plat of Anacortes:

Recording No: Volume 2, Page 33

2. Reservation contained in deed:

Recording Date: Recording No.:

January 29, 2010 201001290076

Regarding:

Skagit County Right to Farm Ordinance

3. 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 Letorgeon Boundary Line Adjustment:

Recording No: 201107070032

 Declaration of Easements for Ingress, Egress and Utilities and the terms and conditions thereof:

Recording Date: Recording No.:

July 7, 2011 201107070033

and Re-Recording Date:

October 26, 2011

and Re-Recording No.:

201110260003

Reason:

To correct legal description

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 6. Assessments, if any, levied by Anacortes.
- 7. 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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ALL RIGHTS RESERVED

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.

Swed R Stamp	1/20/23	Authenris	01/20/23
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date