

WHEN RECORDED RETURN TO:

Tricia H. Leonard and Richard T. Leonard
4903 Paisley Place
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235962
Mar 30 2023
Amount Paid \$20420.00
Skagit County Treasurer
By Lena Thompson Deputy

STG-48173

Escrow Number: 01348-48173

GNW 23-17748

Filed for Record at Request of: *Premier Title of Island County***STATUTORY WARRANTY DEED**

THE GRANTOR(S), **James R. Wentworth as Trustee of the Wentworth Family Revocable Trust, dated Septembr 19, 2000** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Tricia H. Leonard and Richard T. Leonard, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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.

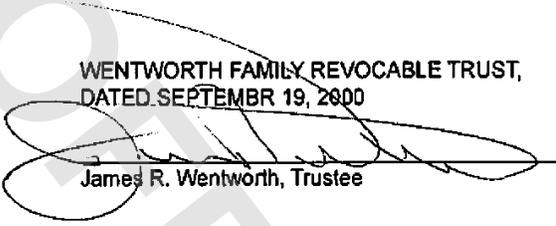
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Abbreviated Legal: (Required if full legal not inserted above.)
LOT 61, SKYLINE NO. 9

Tax Parcel Number(s): P59908 and 3825-000-061-0003

Dated: March 24, 2023

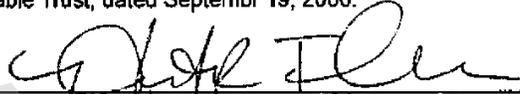
WENTWORTH FAMILY REVOCABLE TRUST,
DATED SEPTEMBER 19, 2000



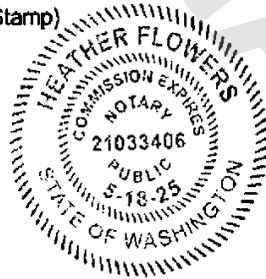
James R. Wentworth, Trustee

State of Washington
County of Island

This record was acknowledged before me on 24 day of March, 2023 by James R. Wentworth as Trustee of the Wentworth Family Revocable Trust, dated September 19, 2000.



(Stamp)



Printed name: Heather Flowers
Notary Public
My commission expires: 05/18/2025

**EXHIBIT "A"
LEGAL DESCRIPTION**

LOT 61, SKYLINE NO. 9, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 75, 76 AND 77,
RECORDS OF SKAGIT COUNTY, WASHINGTON.