

**When recorded return to:**  
Tina Tate  
Skagit Habitat for Humanity  
1022 Riverside Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237948  
Sep 06 2023  
Amount Paid \$6805.00  
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

**CHICAGO TITLE**

Escrow No.: 620054106

620054106

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Charles S. Welch and Joyce E. Welch, also appearing of record as Charles Stuart Welch and Joyce E. Vilicich-Weich AKA Joyce Ellen Welch, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Skagit Habitat for Humanity, a Washington non-profit corporation

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.)

PAR. "B", BLA #202307250023, BEING A PTN LT. 1, BLK 3, MAP OF SYNDICATE ADDN TO THE TOWN OF LA CONNER

Tax Parcel Number(s): P20898 / 340236-4-043-0005 (IOP)

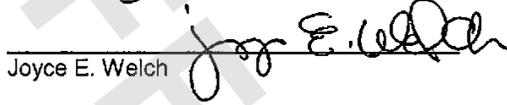
Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: August 24, 2023

  
\_\_\_\_\_  
Charles S. Welch

  
\_\_\_\_\_  
Joyce E. Welch

State of Washington

County of Skagit

This record was acknowledged before me on 8-24-2023 by Charles S. Welch and Joyce E. Welch.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P20898 / 340236-4-043-0005 (IOP)**

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THE NORTH 100.00 FEET OF LOT 1, BLOCK 3, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE EAST 80.00 FEET THEREOF AS MEASURED PARALLEL TO AND AT RIGHT ANGLES FROM THE EAST LINE OF SAID LOT 1;

TOGETHER WITH THAT PORTION OF LOT 4, BLOCK 3, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF THE EAST 80.00 FEET OF LOT 1, BLOCK 3, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", PRODUCED NORTHERLY.

ALSO TOGETHER WITH THAT PORTION OF LOT 5, BLOCK 3, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 1, BLOCK 3 OF SAID "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH."

(ALSO KNOWN AS PARCEL "B", SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT, RECORDED UNDER AUDITOR'S FILE NUMBER 202307250023).

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 Map of Syndicate Addition to the Town of La Conner:

Recording No: Volume 2 Page 109

2. 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."

3. Assessments, if any, levied by La Conner.
4. City, county or local improvement district assessments, if any.
5. 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 for Boundary Line Adjustment:

Recording No: 202307250023