

When recorded return to:  
Leigh Anna LaLonde and Nicholas Alexander  
LaLonde  
P.O. Box 59  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238559

Oct 27 2023

Amount Paid \$12232.00  
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.: 620055198

CHICAGO TITLE CO.

620055198

### STATUTORY WARRANTY DEED

THE GRANTOR(S) John Roeder, 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 Leigh Anna LaLonde and Nicholas Alexander LaLonde, a  
married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
TRACT 8 OF THAT CERTAIN 5 ACRE PARCEL SUBDIVISION NO. 501-80, ENTITLED  
FREMALI'S COUNTRY ESTATE, APPROVED SEPTEMBER 25, 1980, UNDER AUDITOR'S FILE  
NO. 8009250045, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 4 OF SHORT  
PLATS, PAGES 179 AND 180, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A  
PORTION OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE  
MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

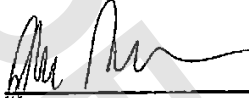
Tax Parcel Number(s): P17826 / 330434-4-002-0502

Subject to:

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

## STATUTORY WARRANTY DEED

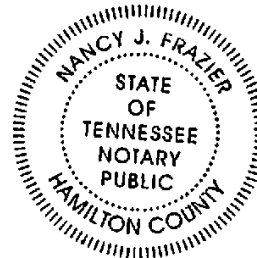
(continued)

Dated: October 23, 2023

John Roeder

State of TennesseeCounty of HamiltonThis record was acknowledged before me on October 23, 2023 by John Roeder.

(Signature of notary public)

Notary Public in and for the State of TennesseeMy commission expires: 11/13/2023

## EXHIBIT "A"

### 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 5 acre Parcel Subdivision no. 501-80:  
  
Recording No: 8009250045
2. Covenants, conditions, restrictions and easements 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 29, 1982  
Recording No.: 8201290034
3. Declaration of easement, covenant and road maintenance agreement and the terms and conditions thereof:  
  
Recording Date: March 3, 1983  
Recording No.: 8303030034
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: James E. Talbot and Merna A. Talbot, husband and wife  
Purpose: Construction, maintenance and repair of a single electric transmission or distribution line  
Recording Date: February 25, 1994  
Recording No.: 9402250073  
Affects: Portion of said premises
5. Skagit County Right to manage natural resource lands disclosure and the terms and conditions thereof:  
  
Recording Date: August 3, 2016  
Recording No.: 201608030051
6. 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

**EXHIBIT "A"****Exceptions  
(continued)**

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."

7. City, county or local improvement district assessments, if any.
8. Skagit County "Right to Farm" Disclosure Statement as recorded under Recording No. 200908060048.