

**When recorded return to:**  
Dennis C LaPointe and Kelly LaPointe  
6502 Deer Lane  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238578  
Oct 30 2023  
Amount Paid \$13834.00  
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.: 620055177

CHICAGO TITLE CO.

620055177

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sheila Grace Zahnow and Bradley David Zahnow, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Dennis LaPointe and Kelly E. LaPointe, a married couple

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 LT.7 & 8 OF SURVEY ENTITLED CAMPBELL PARK ESTATES, REC NO. 805634, BEING  
PTN SEC 7-34-2E, W.M.

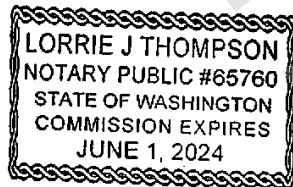
Tax Parcel Number(s): P20077 / 340207-1-002-0304

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 10-25-2023Sheila Grace Zahnow  
Sheila Grace ZahnowBradley David Zahnow  
Bradley David ZahnowState of Washington  
County of SKagitThis record was acknowledged before me on 10-25-2023 by Bradley David Zahnow and Sheila Grace Zahnow.Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 6-1-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P20077 / 340207-1-002-0304**

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**PARCEL A:**

LOT 8 OF SURVEY ENTITLED CAMPBELL PARK ESTATES, AS RECORDED AUGUST 30, 1974 IN VOLUME 1 OF SURVEYS, PAGE 83, UNDER AUDITOR'S FILE NO. 805634, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.;

**TOGETHER WITH THAT PORTION OF LOT 7 OF SAID SURVEY DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7, AT THE CENTERLINE OF THAT 60 FOOT WIDE PRIVATE ROAD KNOWN AS DEER LANE;

THENCE SOUTH 8°19'48" WEST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 731.26 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°34'16" EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 64.93 FEET;

THENCE SOUTH 8°19'48" WEST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 7, A DISTANCE OF 152.88 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 7;

THENCE NORTH 88°34'16" WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 64.93 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE NORTH 8°19'48" EAST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 152.88 FEET TO THE POINT OF BEGINNING.

**EXCEPT THAT PORTION OF LOT 8 OF SAID SURVEY DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8 AT THE CENTERLINE OF THAT 60 FOOT WIDE PRIVATE ROAD KNOWN AS DEER LANE;

THENCE SOUTH 8°19'48" WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 108.88 FEET TO THE INTERSECTION OF THE WESTERLY EDGE OF AN EXISTING PAVED DRIVEWAY, AT WHICH POINT THE TANGENT TO THE CURVE OF SAID DRIVEWAY BEARS SOUTH 26°05'50" WEST, AND WHICH POINT IS THE TRUE POINT OF BEGINNING;

**EXHIBIT "A"**  
Legal Description  
(continued)

THENCE ALONG THE WESTERLY EDGE OF SAID DRIVEWAY IN A SOUTHERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 148.48 FEET AND A CENTRAL ANGLE OF 10°41'12", AN ARC LENGTH OF 27.69 FEET TO THE POINT OF TERMINATION OF SAID CURVE;

THENCE SOUTH 15°24'38" WEST ALONG THE WEST EDGE OF SAID DRIVEWAY, A DISTANCE OF 80.89 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE LEFT IN A SOUTHEASTERLY DIRECTION;

THENCE CONTINUING ALONG WESTERLY EDGE OF SAID DRIVEWAY ON SAID CURVE TO THE LEFT HAVING A RADIUS OF 34.08 FEET AND A CENTRAL ANGLE OF 65°23'41", AN ARC DISTANCE OF 38.90 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 8, AT WHICH POINT THE TANGENT TO THE CURVE BEARS SOUTH 49°59'03" EAST;

THENCE NORTH 8°19'48" EAST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 140.47 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF LOT 8 OF SAID SURVEY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8 AT THE CENTERLINE OF THAT 60 FOOT WIDE PRIVATE ROAD KNOWN AS DEER LANE;

THENCE SOUTH 8°19'48" WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 399.46 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;

THENCE CONTINUING SOUTH 8°19'48" WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 331.80 FEET;

THENCE NORTH 88°34'16" WEST, A DISTANCE OF 10.53 FEET;

THENCE NORTH 8°19'48" EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 8, A DISTANCE OF 39.40 FEET;

THENCE NORTH 27°17'11" WEST, A DISTANCE OF 59.06 FEET;

THENCE NORTH 17°38'26" EAST, A DISTANCE OF 152.06 FEET;

THENCE NORTH 58°36'12" WEST, A DISTANCE OF 18.83 FEET;

THENCE NORTH 31°23'48" EAST, A DISTANCE OF 95.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

**EXHIBIT "A"**  
Legal Description  
(continued)

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS DELINEATED ON THE FACE OF SAID SURVEY AND AS SET FORTH IN THE INSTRUMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREIN CONTAINED RECORDED OCTOBER 2, 1974, UNDER AUDITOR'S FILE NUMBER 808252, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION, IF ANY, LOCATED WITHIN PARCEL A DESCRIBED ABOVE.

(PURSUANT TO BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 202210210064, AND DEPICTED ON SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 202210210066, RECORDS OF SKAGIT COUNTY, WASHINGTON)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

**EXHIBIT "B"**

## Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of: Puget Sound Power & Light Company  
 Purpose: Dedication of easement for ingress, egress and utilities, including water, telephone, drainage, underground or otherwise, over, along and across a sixty-foot strip of land  
 Recording Date: October 2, 1974  
 Recording No.: 808252  
 Affects: Portion of said premises
2. Covenant and obligation of all owners to share equally in the costs and upkeep and maintenance of all areas, including the roadway, the water system and all other common areas as disclosed by instrument;
 

Recorded: October 2, 1974  
 Auditor's No(s): 808252, records of Skagit County, Washington
3. 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: October 2, 1974  
 Recording No.: 808253

Amended by instrument(s):  
 Recorded: February 24, 1978  
 Auditor's No(s): 851485, records of Skagit County, Washington
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
 

Imposed by: Campbell Park Estates Community Association  
 Recording Date: October 2, 1974  
 Recording No.: 808253
5. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
 

Grantor: Harold E. Shull and Opal Shull, husband and wife  
 Recording Date: September 17, 1941  
 Recording No.: 344370

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

Recording No.: 344371

NOTE: This exception does not include present ownership of the above mineral rights.

6. 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 Campbell Park Estates:

Recording No: 805634

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: 202210210066

8. City, county or local improvement district assessments, if any.
9. 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."

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 October 03, 2023

between Dennis C LaPointe Kelly LaPointe ("Buyer")  
Buyer Buyer  
and Sheila Zahnow Bradley Zahnow ("Seller")  
Seller Seller  
concerning 6502 Deer Lane 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.

Authentisior  
Dennis C LaPointe 10/03/2023  
Buyer Date

Authentisior  
Kelly LaPointe 10/03/2023  
Buyer Date

Authentisior  
Sheila Zahnow 10/04/23  
Seller Date

Authentisior  
Bradley Zahnow 10/04/23  
Seller Date