

When recorded return to:

Eric Emanuelson and Melissa Emanuelson
702 Finley Ln
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249350

Jan 17 2024

Amount Paid \$7685.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620055449

Escrow No.: 245460990

STATUTORY WARRANTY DEED

THE GRANTOR(S) Russell Barron and Cheryl Barron, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Eric Emanuelson and Melissa Emanuelson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

UNIT S-1 (702), FINLEY LANE TOWNHOUSE CONDOMINIUM, AS SHOWN ON A SURVEY MAP AND PLANS RECORDED AUGUST 13, 1997, IN VOLUME 16 OF PLATS, PAGES 176 THROUGH 178, UNDER AUDITOR'S FILE NO. 9708130020, AND AS IDENTIFIED IN DECLARATION OF CONDOMINIUM RECORDED AUGUST 13, 1997, UNDER AUDITOR'S FILE NO. 9708130031, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P111807 / 4696-000-004-0000,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey Map and Plans:

Recording No: 9708130020

2. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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. Entitled: Condominium declaration

Recording Date: August 13, 1997

Recording No.: 9708130031

3. Lien of assessments levied pursuant to the Declaration for Finley Lane Townhouse Condominium to the extent provided for by Washington law.

4. Agreement and the terms and conditions thereof:

Executed by: Stanley A. Miller and Leslie E. Miller, husband and wife and Hope Island, Ltd., a Washington corporation and Unit Owners Association of Finley Lane Townhouse Condominium, a Washington nonprofit miscellaneous and mutual corporation

Recording Date: February 5, 1998

Recording No.: 9802050057

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Stanley A. Miller and Leslie E. Miller, husband and wife

Purpose: Underground utilities

Recording Date: February 5, 1998

Recording No.: 9802050056

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Hope Island, Ltd., a Washington corporation

Purpose: Ingress, egress and underground utilities

Recording Date: July 23, 1996

Recording No.: 9607230041

Affects: Common areas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Puget Sound Power & Light Company, a Washington corporation

Purpose: Electric transmission and/or distribution line

Recording Date: October 23, 1996

Recording No.: 9610230047

8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

STATUTORY WARRANTY DEED
(continued)

"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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. Assessments, if any, levied by La Conner.

STATUTORY WARRANTY DEED
(continued)

Dated: 1-12-2024

Russell Allen Barron, by Cheryl Annette Barron
as his attorney in fact

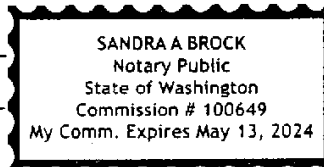
Russell Allen Barron, by Cheryl Annette Barron as his attorney in fact

Cheryl Barron
Cheryl Barron

State of Washington
County of Snohomish

This record was acknowledged before me on 1/12/2024 by Cheryl Annette Barron as attorney in fact for Russel Allen Barron.

Sandra A Brock
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: May 13, 2024



State of Washington
County of Snohomish

This record was acknowledged before me on 1/12/2024 by Cheryl Barron.

Sandra A Brock
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: May 13, 2024

