

202405080035

05/08/2024 10:57 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

**When recorded return to:**  
Suzanne LaChasse  
4609 Blakely Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240534  
May 08 2024  
Amount Paid \$8663.10  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Chicago Title  
500150196

Escrow No.: 500150196

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Dobyons Family LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Suzanne LaChasse, an unmarried person

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

LOT 21, PLAT OF WOODRIDGE ESTATES, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 16 OF PLATS, PAGES 184 THROUGH 186, 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): P111870 / 4699-000-021-0000

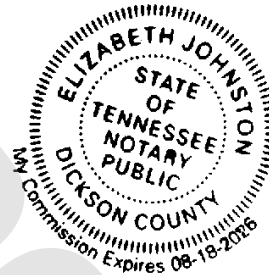
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 1, 2024

Dobyns Family LLC

BY: Matthew D. Johnson  
Sole MemberState of TennesseeCounty of WilliamsonThis record was acknowledged before me on 5/6/2024 by Matthew D. Johnson  
as Sole Member of Dobyns Family LLC.  
(Signature of notary public)Notary Public in and for the State of TennesseeMy appointment expires: 08/18/2026

## EXHIBIT "A"

### Exceptions

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

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."  
 Recording Date: April 17, 1969 and October 29, 1969  
 Recording No.: 725479  
 Recording No.: 732441  
 Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

2. 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 the Plat of Woodridge Estates, recorded in Book 16 of Plats, Pages 184 through 186:

Recording No: 9708260012

Affidavit of Minor Correction for the above mentioned Plat Map is recorded under Recording No. 9710310146.

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: August 26, 1997  
 Recording No.: 9708260013

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: Woodridge Estates Owners Association, its successors and assigns  
 Recording Date: August 26, 1997  
 Recording No.: 9708260013

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

**EXHIBIT "A"**

**Exceptions  
(continued)**

6. Assessments, if any, levied by City of Anacortes.
7. City, county or local improvement district assessments, if any.