

202406250042

06/25/2024 03:39 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Alexander Mershon and Jordyn Mershon
5915 Sunset Ave #204
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241096
Jun 25 2024
Amount Paid \$9989.20
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20794

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Allison Jeanne Dent Curletto and Ainsley Ann Campbell as Trustees for The Larry B. Dent Living Trust dated September 3, 2003** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Alexander Mershon and Jordyn Mershon, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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.

Abbreviated Legal: (Required if full legal not inserted above.)
Lot 63, CLEARIDGE DIVISION NO. 1

Tax Parcel Number(s): 4410-000-063-0000 and P81719

File No.: 01348-49218

LPB 10-05(r) rev. 10.2022
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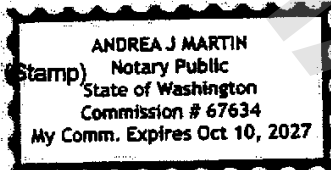
Dated: 06/12/24

LARRY B. DENT LIVING TRUST

LA
Allison Jean Curletto, Trustee LA
Jeanne Dent
Ainsley Ann Campbell
Ainsley Ann Campbell, Trustee

State of Washington
County of Island SKagit

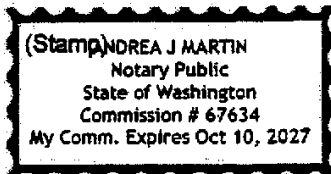
This record was acknowledged before me on 12th day of June, 2024 by Allison Jean Curletto as Trustee for The Larry B. Dent Living Trust dated September 3, 2003.



Andrea J. Martin
Printed name: Andrea J Martin
Notary Public
My commission expires: 10-10-27

State of Washington
County of Island SKagit) ss.

This record was acknowledged before me on June 12, 2024 by Ainsley Ann Campbell as Trustee for The Larry B. Dent Living Trust dated September 3, 2003.



Andrea J. Martin
Printed name: Andrea J Martin
Notary Public
My appointment expires: 10-10-27

Order Number: 01348-49218

File No.: 01348-49218

**EXHIBIT "A"
LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 63, CLEARIDGE DIVISION NO. 1, according to the plat thereof recorded in Volume 12 of Plats, pages 76 through 79, records of Skagit County, Washington.