

202406280020

06/28/2024 09:18 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

**When recorded return to:**

Joseph R. Sauvage  
2634 32nd Ave W  
Seattle, WA 98199

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241137

Jun 28 2024

Amount Paid \$9597.60  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

11900 NE 1st St., Suite 110  
Bellevue, WA 98005

Chicago Title  
620056654

Escrow No.: 0275014-OC

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shirley M. Liston, a single person

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

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

LOT 52, COUNTRY CLUB ADDITION NO. 5, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME  
11 OF PLATS, PAGES 32 AND 33, 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): P79377

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 22, 2024

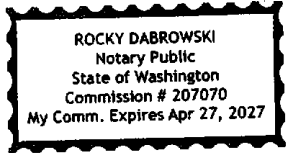
Shirley M. Liston by John W. Liston as her Attorney-in-Fact  
Shirley M. Liston, by John W. Liston, as her Attorney-in-Fact

State of WA

County of Pierce

This record was acknowledged before me on June 22, 2024 by Shirley M. Liston, by John W. Liston, as her Attorney-in-Fact.

Rocky Dabrowski  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 04/27/2027



**EXHIBIT "A"**  
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Cascade Natural Gas  
Purpose: Pipe-line  
Recording Date: October 4, 1956  
Recording No.: 542450
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Pipe Line  
Recording Date: October 5, 1967  
Recording No.: 705293
3. 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 Country Club Addition No. 5, recorded in Volume 11 of Plats, Pages 32 and 33:  
Recording No: 827765
4. 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, as set forth in the document  
Recording Date: December 23, 1975  
Recording No.: 827767  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: May 5, 1977  
Recording No.: 855948
5. 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: 200705300082
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 designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit

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

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.