

When recorded return to:

Grant Kirkendall Russell  
1512 38th Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241522

Jul 26 2024

Amount Paid \$15863.20  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 24-20041  
FULL LEGAL PG. 4

## STATUTORY WARRANTY DEED

THE GRANTOR(S), **Thomas D. Lightbody and Nemette S. Lightbody, also shown of record as Nemette S. Hafeza, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Grant Kirkendall Russell, an unmarried person** 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:

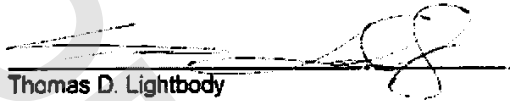

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or 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.)

Section 25, Township 35 North, Range 1 East - SW NE (aka Lot C, CITY OF ANACORTES LONGVIEW SHORT PLAT NO. ANA03-007)

Tax Parcel Number(s): 350125-0-125-0300 and P121793

Dated: 7/23/24  
Thomas D. Lightbody  
Nemette S. Lightbody 07/23/2024State of Washington  
County of IslandCalifornia  
Los AngelesThis record was acknowledged before me on 23 day of July, 2024 by  
Thomas D. Lightbody and Nemette S. Lightbody.

(Stamp)

Printed name: VENKATA SR DONDETI  
Notary Public  
My commission expires: DEC. 17, 2026

**EXHIBIT "A"**  
**ASSUMPTION**

*(Except) that certain mortgage (or Deed of Trust) recorded in Book N/A at Page N/A, and/or Reception/Instrument Number 202112020015 in the records of the Office of the Clerk and Recorder of the County of Skagit, State of Washington, and which evidences the indebtedness which Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay. And for the same consideration Grantees hereby assume the obligations of the Veteran-maker(s), under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to Department of Veterans Affairs is under the authority of Chapter 37, Title 38, of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure of real property.*

**Loan Originator: Robin Castro, NMLS: 2114503**  
**Lender: PennyMac Loan Services LLC. NMLS: 35953**

**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 C, CITY OF ANACORTES "LONGVIEW" SHORT PLAT NO. ANA03-007, as approved July 12, 2004, and recorded July 13, 2004, under Auditor's File No. 200407130130, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 1 East, W.M.