

When recorded return to:

Ronald Clifford Johnson and Ruth Johnson
3704 Oakes Ave
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242508

Oct 11 2024

Amount Paid \$19022.65

Skagit County Treasurer

By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

LE 200 56205

Escrow No.: 620056205

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joan H. Osborne, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Ronald Clifford Johnson and Ruth Johnson, a married couple

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

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

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

PARCEL A: LTS 1 & 2, BLK 1201, "NORTHERN PACIFIC ADDITION TO THE CITY OF
ANACORTES"

PARCEL B: TRACT B, LEEWARD LANDING PUD, A REPLAT OF BLKS 1201 & 1301, THE
NORTHERN PACIFIC ADDN

Tax Parcel Number(s): P58259 / 3809-201-002-0108, P133208 / 6036-000-999-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: Oct 7/24

Joan H. Osborne by Darch Hillard Osborne
Joan H. Osborne by Darch Hillard Osborne,
her attorney in fact

State of Washington
County of SKAGIT

This record was acknowledged before me on 10-7-2024 by Darch Hillard Osborne as Attorney in
Fact of Joan H. Osborne.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

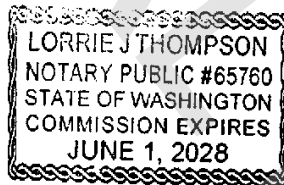


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58259 / 3809-201-002-0108 and P133208 / 6036-000-999-0002

PARCEL A:

LOTS 1 AND 2, BLOCK 1201, "NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

TRACT B, LEEWARD LANDING PUD, A REPLAT OF BLOCKS 1201 & 1301 OF THE NORTHERN PACIFIC ADDITION IN SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., ANACORTES, WASHINGTON, PUD-2014-0001, APPROVED ON MAY 11, 2016, RECORDED ON MAY 12, 2016 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201605120028, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Northern Pacific Addition to Anacortes:

Recording No: Volume 2, Page 9

Affects: Parcel A

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 Survey:

Recording No: 200210280079

Affects: Parcel A

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

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: October 7, 2015

Recording No.: 201510070026

Affects: Parcel B

4. 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: May 12, 2016

Recording No.: 201605120026

Affects: Parcel B

5. 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:

EXHIBIT "B"**Exceptions
(continued)**

Imposed by: Leeward Landing Owners Association
Recording Date: May 12, 2016
Recording No.: 201605120026

6. Geologically Hazardous Area Covenant, Conditions and Restrictions and the terms and conditions thereof:

Recording Date: May 12, 2016
Recording No.: 201605120027
Affects: Parcel B

7. 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 Leeward Landing PUD, a Replat of Blocks 1201 & 1301 of the Northern Pacific Addition:

Recording No: 201605120028
Affects: Parcel B

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 08/27/2024

between Ronald Clifford Johnson and Ruth Johnson ("Buyer")
Buyer Buyer
and Joan H Osborne ("Seller")
Seller Seller
concerning 3704 Oaks Ave Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

DocuSigned by:
Ronald Clifford Johnson 8/27/2024
Buyer Date
Signed by:
Ruth Johnson 8/27/2024
Buyer Date

Authenticated:
Joan H. Osborne, by DARCH HILLIARD OSBORNE, ATTORNEY IN FACT 08/27/24
Seller Date
Joan H. Osborne by Kathleen Vander Reiden, Attorney In Fact 08/27/24
Seller Date