



202504150117

04/15/2025 11:35 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

ATPN: P59908 and 3825-000-061-0003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025/105
APR 15 2025

WHEN RECORDED RETURN TO:
GRANTEE-Mail Tax Statements To:
RICHARD and TRICIA LEONARD TRUST
4903 Paisley Place
Anacortes, WA 98221

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

STATUTORY WARRANTY DEED

THIS INDENTURE made and entered into this 15 day of April, 2025, by and between **TRICIA H. LEONARD** and **RICHARD T. LEONARD**, a married couple, party of the first part, (*GRANTOR*) and **RICHARD T. LEONARD** and **TRICIA HORNER LEONARD**, as Trustees of the **RICHARD and TRICIA LEONARD TRUST**, dated July 9, 2018, party of the second part, (*GRANTEE*). P59908

WITNESSETH:

That the party of the first part, WITHOUT CONSIDERATION to them paid by the party of the second part, do by these presents grant, bargain, sell and convey unto the party of the second part, and to their successors and assigns forever, all their interest in that certain real property situate in the County of Skagit, State of Washington, described as follows:

LOT 61, SKYLINE NO. 9, AS PER PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 75 THROUGH 77, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including water rights and easements, if any, thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said presents, together with the appurtenances, unto the said party of the second part and to their successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part have set their hands the day and year first above written.

Tricia H. Leonard
TRICIA H. LEONARD
Richard T. Leonard
RICHARD T. LEONARD

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

This record was acknowledged before me on April 15th, 2025, by TRICIA H. LEONARD and RICHARD T. LEONARD.

Kaylee Oudman Kaylee Oudman
Notary Public

