

202508130034

08/13/2025 10:41 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252603

Aug 13 2025

Amount Paid \$9259.40
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Latoya George
10871 Alfred Street
Rockport, WA 98283

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059819

CHICAGO TITLE
620059819

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dustin L. Josjor and Tammy M. Josjor, husband and wife

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

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.)

PTN. GOVT LT 1, SEC. 26-35-9E, W.M.

Tax Parcel Number(s): P44731/350926-0-037-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 08/11/2025Dustin L Josjor

Dustin L. Josjor

Tammy M Josjor

Tammy M. Josjor

State of WashingtonCounty of SnohomishThis record was acknowledged before me on 08/11/2025 by Dustin L. Josjor and
Tammy M. Josjor.Colleen Blake

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 10/19/2027

COLLEEN T BLAKE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210372
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P44731/350926-0-037-0007

That portion of the below described Parcels "A" and "B" (said portion being known as "Tract Y" of that Quit Claim Deed recorded September 26, 2007, under Skagit County Auditor's File No. 200709260074), more fully described as follows:

Tract "Y":

Begin at the Southeasterly corner of said Tract "A";

thence Northwesterly along the Southwesterly line of said Tract "A" 170 feet, more or less, to the Southeasterly line of that certain tract conveyed to the State of Washington as Parcel "C" on deed recorded as Auditor's File No. 498236;

thence Northeasterly along the Southeasterly line of said State of Washington tract, a distance of 15 feet, more or less, to a point on a line parallel with and 15 feet Northeasterly of the Southwesterly line of said Parcel "A", said point being the True Point of Beginning;

thence Southeasterly parallel with the Southwesterly line of said Parcel "A", a distance of 95 feet, more or less, to a point on a line parallel with and 75 feet Northwesterly of the Southeasterly line of said Parcel "A";

thence Northeasterly along said parallel line and its Northeasterly extension to the Northerly line of Parcel "B";

thence Westerly and Southwesterly along the Northerly and Northwesterly line of said Parcel "B" to the Westerly corner of Parcel "B", said corner being the Northwesterly corner of Parcel "A";

thence Southwesterly along the Northwesterly line of Parcel "A" to the True Point of Beginning.

(Parcels "A" and "B", as shown at Exhibit "A" of said Quit Claim Deed # 200709260074)

Parcel "A":

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point North 31 degrees 08' East 225 feet and South 58 degrees 52' East 30 feet from the Northeast corner of Lot 1, Block 7, "ROCKPORT", as per plat recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington;"

thence from said point of beginning run South 58 degrees 52' East 200 feet;

thence North 31 degrees 08' East 209 feet;

thence North 58 degrees 52' West 200 feet;

thence South 31 degrees 08' West 209 feet to the point of beginning;

EXHIBIT "A"Legal Description
(continued)

EXCEPT that portion thereof conveyed to the State of Washington for road purposes by Deed dated January 5, 1954, and recorded February 16, 1954, under Auditor's File No. 498236.

Situated in Skagit County, State of Washington.

Parcel "B":

That portion of the following described tract which is located South of State Highway 20;

That portion of the Southeast $\frac{1}{4}$ of Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point North 31 degrees 8' East 434 feet and South 58 degrees 52' East 30 feet from the Northeast corner of Lot 1, Block 7, "PLAT OF ROCKPORT", said point being the Northwest corner of a tract conveyed November 12, 1946, to Louis LaFleur by Deed recorded under Auditor's File No. 398038;
thence North 11 degrees 40' East 260 feet;
thence South 58 degrees 52' East 250 feet;
thence South 11 degrees 49' West 260 feet;
thence North 58 degrees 52' West 250 feet to the point of beginning.

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 Survey:

Recording No: 9611120100

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 Boundary Line Adjustment Quit Claim Deed:

Recording No.: 200709260074

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 Survey:

Recording No: 201606010004

4. Protected Critical Area including the terms, covenants and provisions thereof

Recording Date: January 31, 2018
Recording No.: 201801310082

5. Title Notification - Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: March 9, 2018
Recording No.: 201803090064

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:

EXHIBIT "B"Exceptions
(continued)

"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."

7. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 7/25/25
between LATOYA GEORGE ("Buyer")
and Dustin L Josjor ("Seller")
concerning 10871 Alfred St Rockport WA 98283 (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.

Authenticated: Latoya George 07/25/25
Buyer Date
Buyer Date

Authenticated: Dustin L Josjor 04/28/2025
Seller Date
Authenticated: Tammy M Josjor 04/28/2025
Seller Date