

**When recorded return to:**  
Chad Sage and Angela Sage  
2024 L. Ave  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253492

Oct 24 2025

Amount Paid \$6805.00  
Skagit County Treasurer  
By Cain Cress Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Title No.: 620060244  
Escrow No.: 245474292

Chicago Title  
245474292

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey L. Johnson and Lynette L. Johnson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Chad Sage and Angela Sage, 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.)

Lots 14, 15 and Ptn. 13, Blk. 259, Map of the City of Anacortes

Tax Parcel Number(s): P103418, 3772-259-020-0100

Subject to:

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

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."

## STATUTORY WARRANTY DEED

(continued)

Dated: 10/15/25Jeffrey L Johnson  
Jeffrey L JohnsonLynette L Johnson  
Lynette L JohnsonState of WACounty of SkagitThis record was acknowledged before me on 10/15/2025 by Jeffrey L Johnson.(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 07-28-2027State of WACounty of SkagitThis record was acknowledged before me on 10/15/2025 by Lynette L Johnson.(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 07-28-2027

**EXHIBIT "A"**

Legal Description

THE EAST HALF OF LOT 13 AND ALL OF LOTS 14 AND 15, BLOCK 259, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO KNOWN AS LOT A OF SURVEY 2406/2412 28TH STREET BOUNDARY LINE ADJUSTMENT, RECORDED UNDER RECORDING NUMBER 201702220011.

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 City of Anacortes Skagit County Washington:

Recording No: Volume 2, Page 4

2. Agreement Water line and the terms and conditions thereof:

Executed by: City of Anacortes and Peter J. Liske and Kelli Liske, husband and wife

Recording Date: February 11, 1988

Recording No.: 8802110032

3. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: March 3, 2017

Recording No.: 201703030001

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; treaty or aboriginal rights.

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 Boundary Line Adjustment Map:

Recording No: 201702220011