

When recorded return to:
Bradley A. Exley and Sharon A. Exley
PO Box 1124
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042441

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2813

Jul 28 2020

Amount Paid \$11387.00

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE
620042441
STATUTORY WARRANTY DEED

THE GRANTOR(S) David Skarosi and Lesley Skarosi, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Bradley A. Exley and Sharon A. Exley, 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.)

Lot(s): 24, The Orchards PUD

Tax Parcel Number(s): P124007/ 4882-000-024-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: ~~July 17, 2020~~ ^(df) July 21, 2020

David Skarosi

by ~~David Skarosi~~ by Lesley Skarosi as attorney in fact
David Skarosi, by Lesley Skarosi as attorney in fact

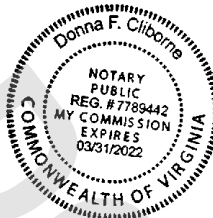
Lesley Skarosi
Lesley Skarosi

State of Virginia
of York

I certify that I know or have satisfactory evidence that Lesley Skarosi is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for David Skarosi and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 21, 2020
Donna F. Cliborne

Name: _____
Notary Public in and for the State of Virginia
Residing at: 706 Mary Elizabeth Dr, Yorktown, VA 23693
My appointment expires: 03-31-2022



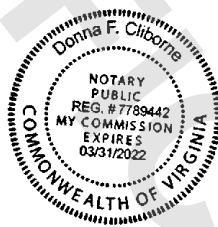
STATUTORY WARRANTY DEED
(continued)

State of Virginia
Township of York

I certify that I know or have satisfactory evidence that Lesley Skarosi is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 21, 2020

Donna F. Cliborne
Name: _____



Notary Public in and for the State of Virginia
Residing at: 106 Mary Street Way, Yorktown, VA 23693
My appointment expires: 03-31-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124007/ 4882-000-024-0000

Lot 24, Plat of The Orchards PUD, according to the plat thereof, recorded on January 19, 2006, under Auditors No. 200601190126, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Agreement, including the terms and conditions thereof;

Between: Irving Construction Corp. and Richard A. Ballow, et al
Recording Date: May 27, 2005
Recording No.: 200505270170
Providing: Cost sharing for plat of "The Orchards"

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF THE ORCHARDS PUD:

Recording No: 200601190126

3. 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: January 19, 2006
Recording No.: 200601190127

4. Liens and charges as set forth in the above mentioned declaration,

Payable to: Irving Construction Corp., et al

5. Agreement, including the terms and conditions thereof;

Between: City of Anacortes and 41st Street Waterline Association
Recording Date: January 22, 1999
Recording No.: 9901220116
Providing: Latecomers Agreement

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

EXHIBIT "B"
Exceptions
(continued)

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Anacortes.
11. Assessments, if any, levied by The Orchards PUD Owner's Association.