

When recorded return to:

Trung Hua and Ronald Leimkuhler
1523 NE 77th St
Seattle, WA 98115

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4178

Oct 12 2020

Amount Paid \$12232.50
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620043610

Escrow No.: 620043610

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joanne Bet, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Trung Hua and Ronald Leimkuhler, 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.)

LTS 3, 4 & 5, CLEAR LAKE WATER FRONT TRACTS - SKAGIT COUNTY

Tax Parcel Number(s): P64479 / 3883-000-005-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 7, 2020

Joanne Bet

Joanne Bet

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joanne Bet is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 9, 2020

Lourea L Garka

Name: Lourea L Garka

Notary Public in and for the State of WA

Residing at: Ortington

My appointment expires: 10/27/2022

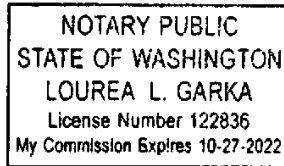


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64479 / 3883-000-005-0001

LOTS 3, 4 AND 5, CLEAR LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A 10 FOOT STRIP OF LAND SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING UPON THE SOUTHWESTERLY LINE OF SAID LOTS 3, 4 AND 5;

AND TOGETHER WITH THE SHORE LANDS OF THE SECOND CLASS, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING UPON THAT PORTION OF GOVERNMENT LOT 6 INCLUDED IN SAID LOTS 3, 4 AND 5, AND THE SIDE LINES OF SAID LOTS 3, 4 AND 5 PRODUCED TO THE SOUTHWESTERLY LINE OF SAID GOVERNMENT LOT 6, AS CONVEYED BY THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 512446.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations contained in Deed:

Executed By: State of Washington
 Recorded: January 28, 1955
 Recording No.: 512446
 As Follows: Reservation of minerals, mineral rights, etc., covering shore lands.

2. Right to the waters of unnamed creek, a tributary of Clear Lake, not to exceed 0.01 of a cubic foot per second for domestic supply and 0.02 of a cubic foot per second, 4 acre-feet per year for the irrigation of 2 acres, under State Certificate issued January 19, 1959, to Condon V. Barclay, recorded under Recording No. 575453.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 9711030140

4. 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.

5. 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

EXHIBIT "B"

Exceptions
(continued)

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."

6. City, county or local improvement district assessments, if any.