

When recorded return to:

Kenton J. Curtis
Kenton J. Curtis and Jamie W. Curtis, Trustees of
the Kenton J. Curtis and Jamie W. Curtis Trust
dated March 31, 2021
5610 Hillpointe Circle
Lynnwood, WA 98037

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046908

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1771

Apr 26 2021

Amount Paid \$16326.50

Skagit County Treasurer

By Heather Beauvais Deputy

CHICAGO TITLE

620046908

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicola K. LeSourd, 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 Kenton J. Curtis and Jamie W. Curtis, Trustees of the Kenton J.
Curtis and Jamie W. Curtis Trust dated March 31, 2021

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): 174 and 175, Block: 1, Lake Cavanaugh Subdivision Div. 3

Tax Parcel Number(s): P66946 / 3939-001-174-0008, P66947 / 3939-001-175-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 13, 2021

Nicola K. LeSourd
Nicola K. LeSourd

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Nicola K. LeSourd is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 22, 2021

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

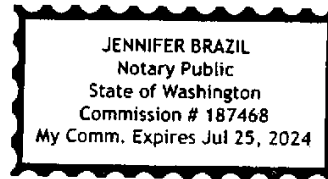


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66946 / 3939-001-174-0008 and P66947 / 3939-001-175-0007

Lots 174 and 175, Block 1, LAKE CAVANAUGH SUBDIVISION NO. 3, according to the plat thereof, recorded in Volume 6 of Plats, page 25 through 31, records of Skagit County, Washington.

TOGETHER WITH those portions of Government Lots 3 and 4 of Section 22, Township 33 North, Range 6 East, W.M., if any, lying Northeasterly of Lots 174 and 175 in Block 1, LAKE CAVANAUGH SUBDIVISION NO. 3, according to the plat thereof, recorded in Volume 6 of Plats, page 25 through 31, records of Skagit County, Washington, lying Northwesterly of the Southeasterly line of said Lot 174 extended Northeasterly, and lying Westerly, Southwesterly and Southerly of the Shoreline of Lake Cavanaugh and/or Lake Creek, as the case may be, and lying Southeasterly of the Northeasterly extension of the Northwesterly line of said Lot 175.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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.

2. Regulatory Notice, including the terms, covenants and provisions thereof

Recording Date: October 28, 1993
Recording No.: 9310280063

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 Plat of Lake Cavanaugh Subdivision No. 3:

Recording No: 420716

4. 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: 201307020046

5. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 14, 2021

between Kent J Curtis Jamie W Curtis ("Buyer")
Buyer Buyer
and Nicola LeSourd ("Seller")
Seller Seller
concerning 33446 West Shore Dr Mount Vernon WA 98274 (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.

Authorization
Kent J Curtis 03/15/2021
Buyer 1:13:25 PM PDT Date

Nicola K LeSourd 3.15.21
Seller Date

Authorization
Jamie W Curtis 03/15/2021
Buyer 1:27:32 PM PDT Date

Seller Date