

**When recorded return to:**  
David J. Leisenring and Teresa M. Leisenring  
4415 Orchard Avenue  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3304  
Jul 20 2021

Amount Paid \$13612.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE CO.  
620047820

Escrow No.: 620047820

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael A. Latsha and Kimberly L. Latsha, 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 David J. Leisenring and Teresa M. Leisenring, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 21, "THE ORCHARDS P.U.D.", ACCORDING TO THE PLAT THEREOF RECORDED  
JANUARY 19, 2006, UNDER AUDITOR'S FILE NO. 200601190126, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124004 / 4882-000-021-0000

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 16, 2021

  
\_\_\_\_\_  
Michael A. Latsha


  
\_\_\_\_\_  
Kimberly L. Latsha

State of Arizona

County of Maricopa

I certify that I know or have satisfactory evidence that  
Michael A. Latsha / Kimberly L. Latsha  
\_\_\_\_\_ 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: 7-17-2021

  
Name: Justin A. Stittsworth  
Notary Public in and for the State of Arizona



JUSTIN A. STITTSWORTH Residing at: Maricopa County AZ  
Notary Public - Arizona My appointment expires: 2-6-2024  
Maricopa Co. / #574593  
Expires 02/06/2024

**EXHIBIT "A"**

## Exceptions

1. Latecomers Agreement and the terms and conditions thereof:  
Executed by: City of Anacortes and 41st Street Waterline Association  
Recording Date: January 22, 1999  
Recording No.: 9901220116
2. The Orchards Agreement and the terms and conditions thereof:  
Executed by: Richard A. Ballow, et al and Irving Construction Corp  
Recording Date: May 27, 2005  
Recording No.: 200505270170
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 the Plat of "The Orchards PUD":  
Recording No: 200601190126
4. 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
5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:  
Imposed by: "The Orchards P.U.D." Owners' Association  
Recording Date: January 19, 2006  
Recording No.: 200601190127
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 "A"**  
Exceptions  
(continued)

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Anacortes.
9. 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 06/19/2021  
between David J. Leisenring Teresa M. Leisenring ("Buyer")  
Buyer Buyer  
and Michael A Latsha Kimberly L Latsha ("Seller")  
Seller Seller  
concerning 4415 Orchard Ave Anacortes WA 98221 (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.

Authenticator [Signature] 06/19/2021  
Buyer 6:21:02 PM PDT Date

Authenticator Michael A Latsha 05/21/2021  
Seller 3:44:45 PM PDT Date

Authenticator Teresa M. Leisenring 06/19/2021  
Buyer 6:24:00 PM PDT Date

Authenticator Kimberly L Latsha 05/21/2021  
Seller 3:44:23 PM PDT Date