

WHEN RECORDED RETURN TO:

Jonathan G. Voorheis and Mindy P. Voorheis  
4208 Osprey Lane  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236613  
May 24 2023  
Amount Paid \$23891.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Escrow Number: 01348-48352

Filed for Record at Request of: Premier Title of Island County

GNW 23-18298

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), **Stout Homes, LLC, a Washington Limited Liability Company** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Jonathan G. Voorheis and Mindy P. Voorheis, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Lots 67-69, Anaco Beach (aka Lot 3, BLA-2015-0009/AF# 201510080086)

Tax Parcel Number(s): P61871 and 3858-000-068-0006

Dated: May 16, 2023

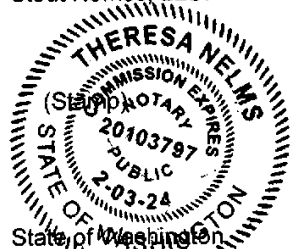
STOUT HOMES, LLC

[Signature]  
Steven Stout, Member

[Signature]  
Elizabeth Stout, Member

State of Washington  
County of Island

This record was acknowledged before me on 16<sup>th</sup> day of May, 2023 by Steven Stout as Member for Stout Homes, LLC.



[Signature]  
Printed name: Theresa Nelms  
Notary Public  
My commission expires: Feb 3 2024

State of Washington ) ss.  
County of Island

This record was acknowledged before me on May 16<sup>th</sup>, 2023 by Elizabeth Stout as Member for Stout Homes, LLC.



[Signature]  
Printed name: Theresa Nelms  
Notary Public  
My appointment expires: Feb 3 2024

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 3, "City of Anacortes Boundary Line Adjustment No. BLA-2015-0009," recorded October 8, 2015, under Skagit County Auditor's File No. 201510080086; more fully described as follows:

Those portions of Lots 67, 68 and 69, "Anaco Beach, Skagit County, Washington", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, also being a portion of the Southeast quarter of Section 27, Township 35 North, Range 1 East, W.M., being more particularly described as follows:

BEGINNING at the most Southerly corner of Lot 2 of that certain Boundary Line Adjustment map recorded under Skagit County Auditor's File No, 200403020078, also being the Westerly most corner of Lot A of Marine Point Short Plat No. ANA-04-009, recorded under Skagit County Auditor's File No. 200408250062;

thence North 57°52'27" West along the Southerly line of said Lot 1, also being the Northerly right-of-way margin of Anaco Beach Road, for a distance of 131.03 feet to a point of curvature;  
thence along the arc of said curve to the right having a radius of 50.00 feet, through a central angle of 51°11'06" (Called 51°10'43" on previous descriptions) an arc distance of 44.67 feet (called 44.66 feet on previous descriptions), more or less, to the Easterly right-of-way margin of Marine Drive;  
thence North 44°02'01" East along said Easterly right-of-way margin of Marine Drive for a distance of 130.22 feet to the TRUE POINT OF BEGINNING;

thence continue North 44°02'01" East along said Easterly right-of-way margin for a distance of 96.66 feet, more or less, to the Southwesterly corner of Lot 4 City of Anacortes Short Plat No. ANA-08-001, as per Short Plat recorded under Skagit County Auditor's File No. 20100120001;

thence South 57°58'11" East along the Southerly along the Southerly line of said Lot 4 for a distance of 114.28 feet, more or less, to the Easterly most corner of said Lot 4, , also being an angle point on the Westerly line of Lot 5 of said City of Anacortes Short Plat No. ANA-08-001;  
thence South 28°13'01" West along said Westerly line of Lot 5 for a distance of 20.06 feet, more or less, to the Southwest corner of said Lot 5;

thence South 50°44'17" West for a distance of 102.86 feet;  
thence North 40°25'25" West for a distance of 10.64 feet, more or less to a point bearing South 45°57'59" East from the TRUE POINT OF BEGINNING thence North 45°57'59" West for a distance of 94.65 feet, more or less, to the TRUE POINT OF BEGINNING.