

When recorded return to:
Dennis M. Wilson and Gertrude N. Wilson
1118 D Avenue
Anacortes, WA 98221


201905200086
05/20/2019 01:50 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038164

CHICAGO TITLE
620038164

STATUTORY WARRANTY DEED

THE GRANTOR(S) Classic Transitions LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Dennis M. Wilson and Gertrude N. Wilson, 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): 16, 17 and Ptn. 18 Block: 203 CITY OF ANACORTES

Tax Parcel Number(s): P133513 / 3772-203-020-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1879

MAY 20 2019

Amount Paid \$11,334.⁷⁰
Skagit Co. Treasurer
By *mam* Deputy

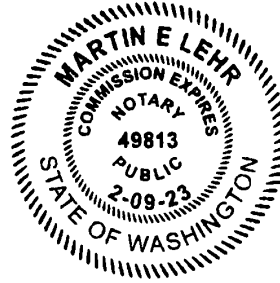
STATUTORY WARRANTY DEED
(continued)

Dated: May 10, 2019

Classic Transitions LLC

BY: Susan M Harris, Members
Susan M Harris
Members

BY: Mark W Harris, Member
Mark W Harris
Member



State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Susan M Harris and Mark W Harris is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of Classic Transitions LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 13, 2019

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P133513 / 3772-203-020-0007

ALL OF LOTS 16 AND 17 AND THE WEST HALF OF LOT 18, BLOCK 203, "MAP OF THE CITY OF ANACORTES" AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 10, 2016
Recording No.: 201606100121
Matters shown: setback lines
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: June 10, 2016
Recording No.: 201606100182
Affects: As now constructed, to be constructed, extended or relocated
3. Covenants, conditions and restrictions 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: December 8, 2016
Recording No.: 201612080077
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: Storm drainage
Recording Date: February 3, 2017
Recording No.: 201702030140
Affects: As delineated
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Classic Transitions, LLC
Purpose: landscape easement
Recording Date: December 4, 2017
Recording No.: 201712040162
Affects: Lots 3 and 4
6. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions

EXHIBIT "B"Exceptions
(continued)

thereof

Recording Date: October 17, 2016
Recording No.: 201610170203

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. Assessments, if any, levied by Anacortes.