

202008190157
08/19/2020 03:49 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor, WA

202008180091
08/18/2020 01:52 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor, WA

When recorded return to:
John Pritchett and Melissa Pritchett
1519 Latitude Circle
Anacortes, WA 98221

Re-word to attach legal description

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043689

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3187

Aug 18 2020

Amount Paid \$14769.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Real Estate Excise Tax
Exempt

Skagit County Treasurer

By Marissa Guerrero

Affidavit No. 2020-3210

Date 08/19/2020

CHICAGO TITLE
620043689

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rodger W Althoff and Rita A Althoff, husband and wife; who acquired title as Rodger W Althoff and Rita A Meritt, both unmarried persons

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John Pritchett and Melissa Pritchett, 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.)

LT 25, 48 NORTH PLAT & PUD

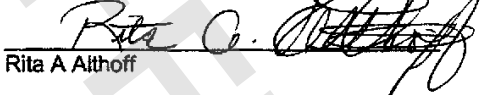
Tax Parcel Number(s): P133683 / 6042-000-025-0000

Subject to:

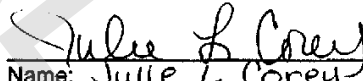
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 12, 2020


Rodger W. Althoff
Rita A. AlthoffState of Washington
County San Juan of San Juan

I certify that I know or have satisfactory evidence that
Rodger W. and Rita A. Althoff
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 8.13.2020
Name: Julie L. Corey
Notary Public in and for the State of Washington
Residing at: Friday Harbor
My appointment expires: 9.15.2020

JULIE L COREY
NOTARY PUBLIC
STATE OF WASHINGTON
Commission No. 101951
Expires September 15, 2020

EXHIBIT "A"

Order No.: 620043689

For APN/Parcel ID(s): P133683 / 6042-000-025-0000

LOT 25, 48 NORTH PLAT & PUD, RECORDED ON MAY 2, 2017, UNDER SKAGIT COUNTY
AUDITOR'S FILE NO. 201705020028, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
 Recording Date: October 29, 1969
 Recording No.: 732440
 Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

2. 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: 200807220033

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
 Recording Date: July 5, 2016
 Recording No.: 201607050142
 Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of PSE's facilities as now constructed, to be constructed, extended or relocated

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
 Recording Date: December 6, 2016
 Recording No.: 201612060089
 Affects: A Strip of land ten (10) feet in width with five (5) feet on each side of the centerline of PSE's facilities as now constructed, to be constructed, extended or relocated.

B
EXHIBIT "A"
 Exceptions
 (continued)

5. 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 19, 2016

Recording No.: 201612190147

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Christopher P. Felt and Cheryl A. Felt

Purpose: Ingress, egress, roadway purposes and underground utilities

Recording Date: February 24, 2017

Recording No.: 201702240096

7. 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 48 North Plat and PUD:

Recording No: 201705020028

8. 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: May 2, 2017

Recording No.: 201705020029

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 14, 2017

Recording No.: 201707140127

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 30, 2018

EXHIBIT "B"
Exceptions
(continued)

Recording No.: 201811300028

9. Tree Preservation Plan and Tree Assessment 48 North Anacortes, Washington Strandberg Custom Homes and Design and the terms and conditions thereof:

Recording Date: May 2, 2017
Recording No.: 201705020030

10. Covenant Protective Scenic Views:

Recording Date: July 14, 2017
Recording No.: 201707140126

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

12. Assessments, if any, levied by City of Anacortes.

13. 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 July 14, 2020

between John Pritchett Melissa Pritchett ("Buyer")
Buyer Buyer
and Rodger Althoff Rita Althoff aka Rita Meritt ("Seller")
Seller Seller
concerning 1519 Latitude Circle 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.

Authenticated
John Pritchett 07/14/2020
Buyer 6:09:05 PM PDT Date

Authenticated
Melissa Pritchett 07/14/2020
Buyer 6:12:03 PM PDT Date

Authenticated
Rodger Althoff 07/15/2020
Seller 7:37:27 PM PDT Date

Authenticated
Rita Althoff 07/15/2020
Seller 7:35:27 PM PDT Date