

When recorded return to:
Fritz C. Ferrante and Cindy L. Blase
1204 38th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2547

Jun 04 2021

Amount Paid \$11867.60
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

Escrow No.: 620047771

CHICAGO TITLE

U10047771

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ruth E. Keith, Trustee of The Ruth E Keith Trust dated June 19, 2020

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Fritz C. Ferrante and Cindy L. Blase, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOTS 11 AND 12, BLOCK 5, "CHILD'S AND HAGADORN'S FIRST ADDITION TO ANACORTES",
COUNTY OF SKAGIT, STATE OF WASHINGTON, RECORDED IN VOLUME 2 OF PLATS,
PAGE 29.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P57110 / 3783-005-012-0002

Subject to:

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

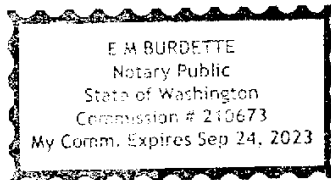
STATUTORY WARRANTY DEED
(continued)

Dated: June 2, 2021

The Ruth E Keith Trust dated June 19, 2020

BY: Ruth E. Keith
Ruth E. Keith
TrusteeState of WashingtonCounty of SkagitI certify that I know or have satisfactory evidence that Ruth E. Keith

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 Trustee of the Ruth E Keith Trust dated June 19, 2020 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 4, 2021

E. M. Burdette
Name: E. M. Burdette
Notary Public in and for the State of Washington
Residing at: Burlington WA
My appointment expires: 9.24.2023

EXHIBIT "A"
Exceptions

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

Granted to:	City of Anacortes
Purpose:	Sewer
Recording Date:	November 13, 1961
Recording No.:	614396
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Anacortes.
4. 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 May 20, 2021
 between Fritz C. Ferrante Cindy L. Blase ("Buyer")
Buyer Buyer
 and Keith Trust ("Seller")
Seller Seller
 concerning 1204 38th Street Anacortes 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.

Authentication <u>Fritz C. Ferrante</u> 05/20/2021 <small>Buyer 2:10:21 PM PDT</small> Date	Authentication <u>Ruth E. Keith</u> 05/21/2021 <small>Seller 11:40:10 AM PDT</small> Date
Authentication <u>Cindy L. Blase</u> 05/20/2021 <small>Buyer 2:19:12 PM PDT</small> Date	Seller Date