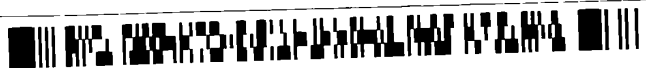


When recorded return to:
Gerald A Ziegler and Xuhua Mu
3817 West 11th Street
Anacortes, WA 98221


201811130068
11/13/2018 11:25 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036526

CHICAGO TITLE
620036526

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Scott and Eddylee Scott, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gerald A Ziegler and Xuhua Mu, a married couple

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

Lot 8 of Survey recorded December 3, 1998 in Volume 21 of Surveys, pages 85 through 87, under Auditor's File No. 9812030124, records of Skagit County, Washington; being a portion of Blocks 1124, 1125, 1320, 1321, 1322 and 1323, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

EXCEPT the East 5 feet thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P113934 / 3809-323-008-0100,

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184988
NOV 13 2018

Amount Paid \$ 13,444.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

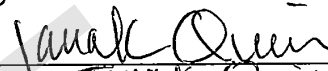
Dated: October 31, 2018



David Scott

Eddylee ScottState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that David Scott and Eddylee Scott are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 07, 2018

Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"
Exceptions

1. 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 Northern Pacific Addition to Anacortes:

Recording No: Volume 2 of Plats, page 9

2. 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: November 24, 1954
Recording No.: 509693

3. Development Agreement including the terms, covenants and provisions thereof

Recording Date: April 25, 1997
Recording No.: 9704250157

4. 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: 9812030124

5. Easement(s) including the terms, covenants and provisions thereof for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Rock Ridge
Purpose: Access and utility
Recording Date: April 25, 1997
Recording No.: 9704250158

6. Development Agreement including the terms, covenants and provisions thereof

EXHIBIT "A"Exceptions
(continued)

Recording Date: April 28, 1998
Recording No.: 9804280113 being a re-recorded 9804140141

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 3, 1998
Auditor's No(s): 9812030120, records of Skagit County, Washington
In favor of: City of Anacortes
For: Utilities
Affects: Lot 8 of Survey
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: October 22, 1998
Recording No.: 9810220058

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: October 22, 1998
Auditor's No.: 9810220058, records of Skagit County, WA
Imposed by: Rock Ridge Homeowners Association
10. Right, title and interest of the public over vacated streets.
11. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 2, 2001
Auditor's No.: 200110020127, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances
12. 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 Boundary Line Adjustment Survey:

Recording No: 200209040073
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"

Exceptions
(continued)

Granted to: Rock Ridge LLC
Purpose: Utility
Recording Date: September 4, 2002
Recording No.: 200209040092

14. Encroachment Agreement including the terms, covenants and provisions thereof

Recording Date: April 7, 2005
Recording No.: 200504070127

15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Anacortes.
17. Assessments, if any, levied by Rock Ridge Homeowners Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 13, 2018
between Gerald A Ziegler Xuhua Mu ("Buyer")
Buyer Buyer
and David Scott Eddylee Scott ("Seller")
Seller Seller
concerning 3817 W 11th Street 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
Gerald A Ziegler 10/13/2018
Buyer 9:50:32 PM PDT Date

[Signature] 10/13/2018
Seller Date

Authenticated
Xuhua Mu 10/13/2018
Buyer 9:34:57 PM PDT Date

Eddylee M Scott 10-15-2018
Seller Date