

When recorded return to:
Jeffrey Treiber and Cathleen Treiber
923 Pine Street
Edmonds, WA 98020



201811190101

11/19/2018 11:18 AM 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.: 620036279

CHICAGO TITLE

620036279

STATUTORY WARRANTY DEED

THE GRANTOR(S) Verner Eglit and Ruth M. Eglit, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jeffrey Treiber and Cathleen Treiber, a married couple

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

Lot 4, Plat of The Orchards PUD, according to the plat thereof, recorded on January 19, 2006,
under Auditors No. 200601190126, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P123987 / 4882-000-004-0000

Subject to:

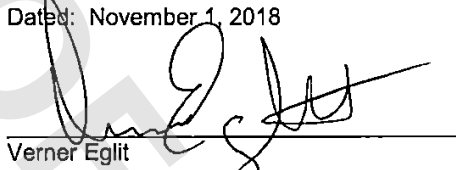
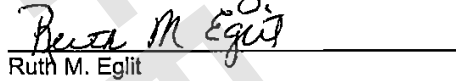
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185092
NOV 19 2018

Amount Paid \$ 146,690.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 1, 2018


Verner Eglit
Ruth M. EglitState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

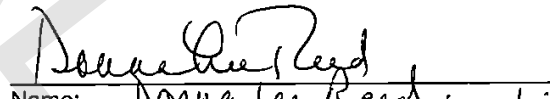
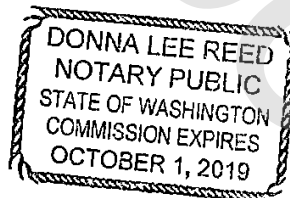
Verner and Ruth Eglit
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 11/9/18
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Wenatchee, WA
My appointment expires: 10/1/2019

EXHIBIT "A"
Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
By: Richard A. Ballow, et al
And Between: Irving Construction Corp.
Recorded: May 27, 2005
Auditor's No.: 200505270170, records of Skagit County, Washington
Providing: Cost sharing for plat of "The Orchards"
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 THE ORCHARDS PUD:

Recording No: 200601190126
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: January 19, 2006
Auditor's No(s): 200601190127, records of Skagit County, Washington
Executed By: Irving Construction Corp., et al
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 19, 2006
Auditor's No(s): 200601190127, records of Skagit County, Washington
Imposed By: Irving Construction Corp., et al
6. Agreement, including the terms and conditions thereof; entered into;
By: City of Anacortes
And Between: 41st Street Waterline Association
Recorded: January 22, 1999

EXHIBIT "A"

Exceptions
(continued)

Auditor's No.: 9901220116, records of Skagit County, Washington
Providing: Latecomers Agreement

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Anacortes.
9. Assessments, if any, levied by The Orchards PUD Owner's Association.

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 October 13, 2018
between Jeffery Treiber Cathleen Treiber ("Buyer")
Buyer Buyer
and Verner Eglit Ruth M Eglit ("Seller")
Seller Seller
concerning 4206 Orchard Avenue 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.

Authentisign
Jeffrey Treiber 10/13/2018
Buyer 4:37:07 PM PDT Date

Authentisign
Verner Eglit 10/14/2018
Seller 8:55:09 PM PDT Date

Authentisign
Cathleen Treiber 10/13/2018
Buyer 4:39:21 PM PDT Date

Authentisign
Ruth M Eglit 10/14/2018
Seller 7:17:00 PM PDT Date