

When recorded return to:
Paul Gregory Bieker and Martha Charlene Hall
4207 3rd Ave NE
Seattle, WA 98107



201811260108

11/26/2018 11:29 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.: 620034426

CHICAGO TITLE

620034426

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Putnam and Eileen M. Putnam, 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 Paul Gregory Bieker and Martha Charlene Hall, 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): 1 through 9 Block: 192 FIDALGO CITY

Tax Parcel Number(s): P108988 / 4101-192-009-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 5154

NOV 26 2018

Amount Paid \$ 13,353.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

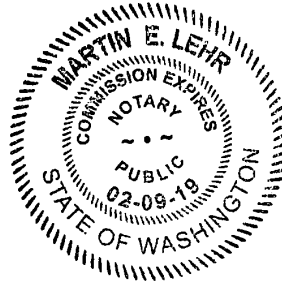
Dated: November 12, 2018



David Putnam



Eileen M. Putnam

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David Putnam and Eileen M. Putnam 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: 11-21-18Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108988 / 4101-192-009-0000

PARCEL A:

Lots 1 through 9, inclusive, Block 192, PLAT OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH all that portion of Carlyle Street and alleyway acquired under Skagit County Superior Court Cause No. 93-2-00918-9 as would attach by operation of law;

PARCEL B:

A non-exclusive easement for ingress, egress and utilities, over and across that portion of the West 40 feet of the East Half of vacated Fairview Avenue lying between the Southerly line of Lot 14, said Block 211, extended Westerly and the North line of the South Half of vacated 1st Street;

PARCEL C:

A non-exclusive easement for ingress, egress and utilities, over and across a strip of land 20 feet in width, adjacent to and lying Southerly and Easterly of the following described line:
Beginning at the intersection of the North line of the South Half of vacated 1st Street and the East line of the West 40 feet of the East Half of vacated Fairview Avenue;
thence Easterly along said North line of the South Half of vacated 1st Street to an intersection with the Southerly extension of the West line of the East Half of the vacated alley in Block 192 of said plat;
thence Northerly along the West line of the East Half of said alley and its extension to the North line of Lot 10, Block 192, extended West in said Plat.

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,
Recording Date: September 21, 1984
Recording No.: 8409210020
2. Agreement for Partial Access including the terms, covenants and provisions thereof
Recording Date: June 10, 1993
Recording No.: 9306100026
3. Public or private easements, if any, over vacated portion of said premises.
4. Lot Certifications including the terms, covenants and provisions thereof
Recording Date: July 7, 1995
Recording No.: 9507070025, 9507070026 and 9507070027
5. Maintenance Agreement including the terms, covenants and provisions thereof
Recording Date: September 24, 1999
Recording No.: 199909240004
6. Common Roadway Maintenance Agreement including the terms, covenants and provisions thereof
Recording Date: October 28, 2002 and August 13, 2007
Recording No.: 200210280198 and 200708130162

An agreement recorded December 6, 2010 at 201012060067 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: December 6, 2010
Recording No.: 201012060066
7. 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 October 16, 2018

between Paul Gregory Bieker Martha Charlene Hall ("Buyer")
Buyer Buyer
and David Putnam Eileen M Putnam ("Seller")
Seller Seller
concerning 6069 Central Ave 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.

Authorized: Paul G. Bieker 10/16/2018
Buyer Date
10/16/2018 4:19:05 PM PDT
Authorized: Martha C. Hall 10/16/2018
Buyer Date
10/16/2018 4:19:19 PM PDT

[Signature] 10/17/18
Seller Date
[Signature] 10/17/18
Seller Date